



**CITY OF
MESA**

Great People, Quality Service!

Planning Division 2002 Statistical Report

**55 N Center St
P.O. Box 1466
Mesa, AZ 85211-1466
(480) 644-2385**

**Internet Address:
<http://www.cityofmesa.org/planning>**

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Community Information

History

Founded 1878
Incorporated July, 1883

Elevation

1,241 feet above sea level

Weather

Average maximum temperature 84.9 degrees Fahrenheit
Average minimum temperature 52.9 degrees Fahrenheit
Average total precipitation 7.52 inches

Taxes

No municipal property tax
1.5 % sales tax

Population

437,626 (November 30, 2002) Estimates based on the active water meter accounts.
Benched to 2000 Census

Area

128.8 Square Miles (December 31, 2002)

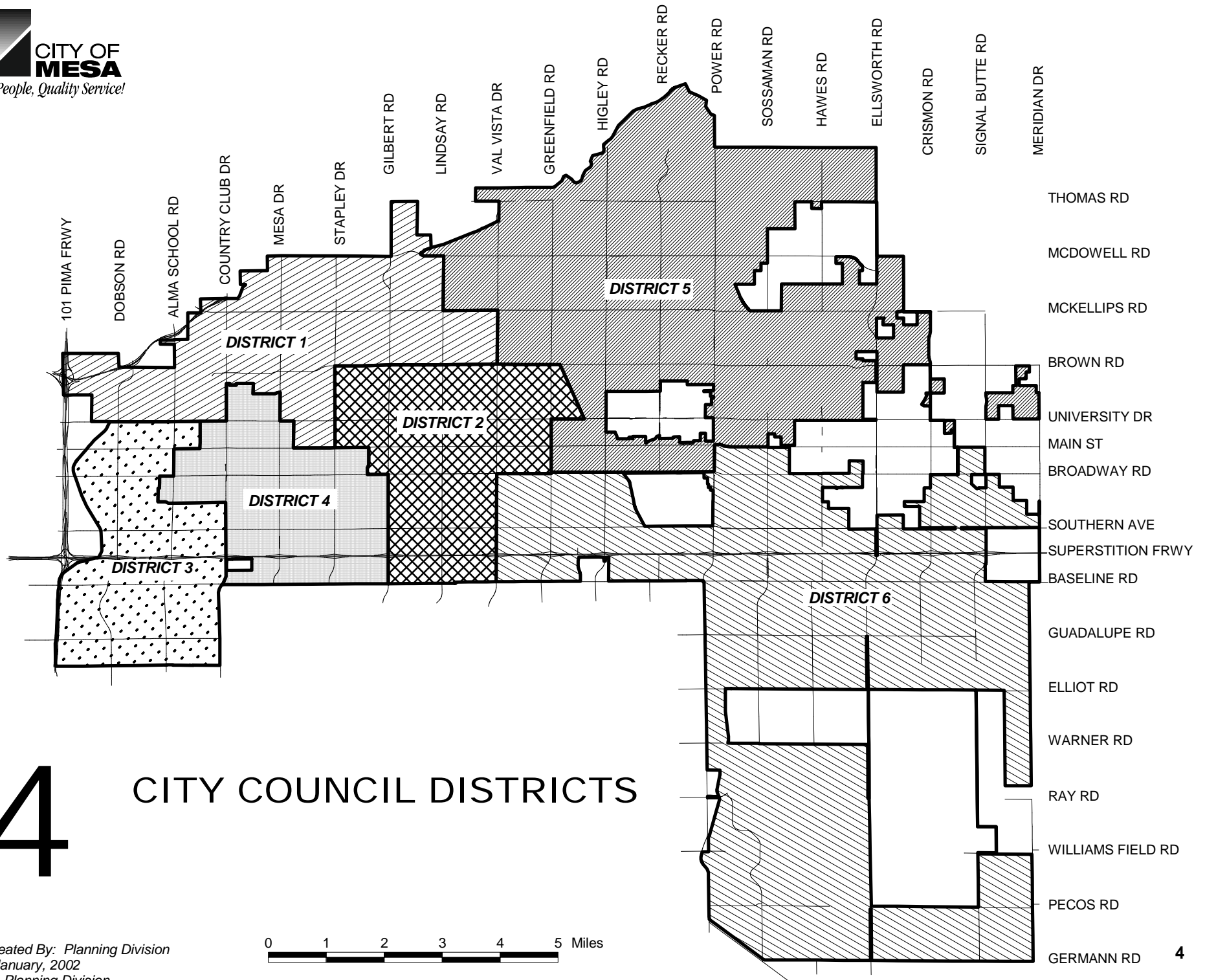
Mayor, Vice Mayor & Council Members

(December 31, 2002)

Mayor	Keno Hawker
Vice Mayor	Dennis Kavanaugh (District 3)
Council Member	Claudia Walters (District 1)
Council Member	Mike Whalen (District 2)
Council Member	Kyle Jones (District 4)
Council Member	Rex Griswold (District 5)
Council Member	Janie Thom (District 6)

Effective as
Of the March
2001
City Council
Election

Council District Map



Development Services Department

Jack Friedline Development Services Manager

Planning Division

Frank Mizner Planning Director *

John Gendron	Zoning Administrator
Jackie Redpath	Management Asst. II
Dorothy Chimel	Principal Planner* **
Tom Albright	Principal Planner
Lisa Johnson	Principal Planner*
Jo Ferguson	Senior Planner
Gordon Sheffield	Senior Planner*
Laura Hyneman	Senior Planner**
Wahid Alam	Planner II*
Anne Blech	Planner II*
Bill Winfield	Planner II*
Tom Ellsworth	Planner II
Michelle Dahlke	Planner II
Kim Steadman	Planner II
Anthony Farier	Planner II
Lesley Davis	Planner I
Rich McAllister	Planner I
Veronica Gonzalez	Planner I
Ryan Heiland	Planner I
Tim Lillo	Building Plans Examiner
Terry McLean	Building Plans Examiner
Angelica Zuniga	Building Plans Examiner

Debbie Archuleta	Planning Assistant
Shawn Becker	Planning Assistant
Lois Underdah	Planning Assistant
Maria Salaiz	Planning Planning
Krissa Hargis	Planning Assistant
Cynthia Lisonbee	Administrative Support Asst. II
Christine Grabo	Administrative Support Asst. I
Sean Coles	COE Clerk
Jonathon Figueroa	COE Clerk
Robin Salmaggi	GIS Coordinator
Tony Bianchi	GIS Specialist
Benjamin Kim	GIS Specialist
Kathy Maurer	GIS Supervisor
Randy Gutierrez	GIS Supervisor
Hunter Moore	Sr. GIS Technician
Yolanda Garcia	Sr. GIS Technician
Jodi Holzhauer	Sr. GIS Technician
Carla Morris	Sr. GIS Technician
Eloy Chavez	GIS Technician
Ann Brzuskiwicz	GIS Technician
Art Atencio	GIS Technician
Lisa Gage	Planning Intern

* AICP (American Institute of Certified Planners)
** Registered Architect, State of Arizona
As of December 31, 2001

Planning Division Home Page

<http://www.cityofmesa.org/planning>

POPULATION FIGURES

- 1990,1995, and 2000 Census information
- Monthly population estimates

CENSUS DEMOGRAPHICS

- Data tables and charts (1990,1995, and 2000)

EXISTING LAND USE INFORMATION

- Map of residential, commercial, industrial, etc.

ORDINANCE, GUIDELINES, & REGULATIONS

- Mesa Zoning Ordinance
- Mesa Sign Code
- Mesa Subdivision Regulations

THE CITY OF MESA 2025 GENERAL PLAN

- Text & Maps (proposed land use, transportation, parks,& public facilities)



Zoning
Ordinance
Amendments

General Plan

Major
Activities

Annexations

General
Development
Trends

Outlook for
2002

Planning Division

2002 Overview

Zoning Administrator

PURPOSE

Interpret the Zoning Ordinance. Hear and decide appeals of alleged error in decisions made by an administrative official in the enforcement of the provisions of the Zoning Ordinance. Hear and decide Special Use Permits and Variance applications. The Zoning Administrator may refer any of the matters on which he is authorized to rule directly to the Board of Adjustment or City Council for action.

2002 Board of Adjustment & Zoning Administrator Cases

Type	Board of Adjustment			Zoning Administrator			TOTALS FOR BD ADJ & ZON ADM		
	Approved	Denied	Withdrawn	Approved	Denied	Withdrawn	Requests		
VARIANCES									
Accessory living quarters				1			Accessory living quarters	1 1.20%	
Auto service	1						Auto service	1 1.20%	
Building height	2						Building height	2 2.41%	
Comprehensive sign plan	1						Comprehensive sign plan	1 1.20%	
Car wash							Car wash	0 0.00%	
Fence	2	1		3			Fence	6 7.23%	
General	5	3		3			General	11 13.25%	
Landscaping	6			11			Landscaping	17 20.48%	
Night watchman's quarters							Night watchman's quarters	0 0.00%	
Mini storage							Mini storage	0 0.00%	
Paving	1			2			Paving	3 3.61%	
Parking				4			Parking	4 4.82%	
Sign				4			Sign	4 4.82%	
Setback	13		2	15			Setback	30 36.14%	
Special event							Special event	0 0.00%	
Tower							Tower	0 0.00%	
Right of way	1	1		1			Right of way	3 3.61%	
Totals	32	5	2	44	0	0	TOTALS	83 100.00%	
SPECIAL USE PERMITS									
Accessory living quarters		1		8		1	Accessory living quarters	10 17.86%	
Auto service	3			1			Auto service	4 7.14%	
Assisted Living							Assisted Living	0 0.00%	
Building height	1						Building height	1 1.79%	
Comprehensive sign plan	6			6			Comprehensive sign plan	12 21.43%	
Car wash				1			Car wash	1 1.79%	
Fence							Fence	0 0.00%	
General	2		1	4			General	7 12.50%	
Landscaping							Landscaping	0 0.00%	
Night watchman's quarters				1			Night watchman's quarters	1 1.79%	
Mini storage							Mini storage	0 0.00%	
Paving							Paving	0 0.00%	
Parking							Parking	0 0.00%	
Outdoor seating/entertainment				6			Outdoor seating/entertainment	6 10.71%	
Sign	1			1			Sign	2 3.57%	
Setback				1			Setback	1 1.79%	
Special event				4		1	Special event	5 8.93%	
Tower				6			Tower	6 10.71%	
Right of way							Right of way	0 0.00%	
Totals	13	1	1	39	0	2	TOTALS	56 100.00%	
MODIFICATIONS									
Auto service							Auto service	0 0.00%	
Setback	1			4			Setback	5 71.43%	
Comprehensive sign plan	1						Comprehensive sign plan	1 14.29%	
General	1						General	1 14.29%	
Tower							Tower	0 0.00%	
Totals	3	0	0	4	0	0	TOTALS	7 100.00%	
INTERPRETATIONS									
General	1						General	1 100.00%	
Totals	1	0	0	0	0	0	TOTALS	1 100.00%	
SCIP/DIP									
General	2						General	2 25.00%	
Setback	1						Setback	1 12.50%	
Parking	1						Parking	1 12.50%	
Landscaping	2			1		1	Landscaping	4 50.00%	
Totals	6	0	0	1	0	1	TOTALS	8 100.00%	
TOTALS BY BREAKDOWN									
	55	6	3	88	0	3			
	85.94%	9.38%	4.69%	96.70%	0.00%	3.30%			
Board of Adjustment									
Zoning Administrator									
TOTAL # OF CASES 126									
TOTAL # OF REQUESTS 155									
Source: Mesa Planning Division (2003)									

2002 Zoning Administrator Cases

91 REQUESTS INVOLVING 77 CASES

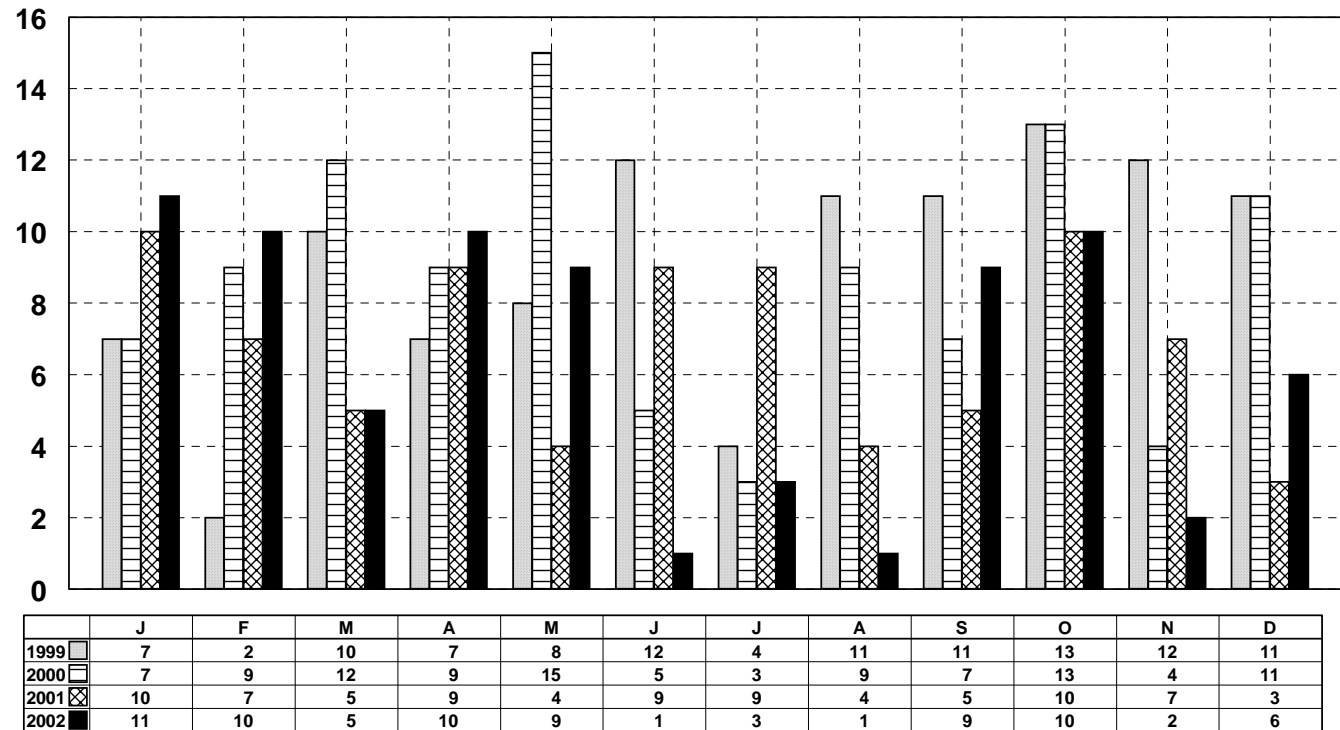
CASES HEARD BY THE ZONING ADMINISTRATOR

Variance Requests

44

Special Use Permit Requests

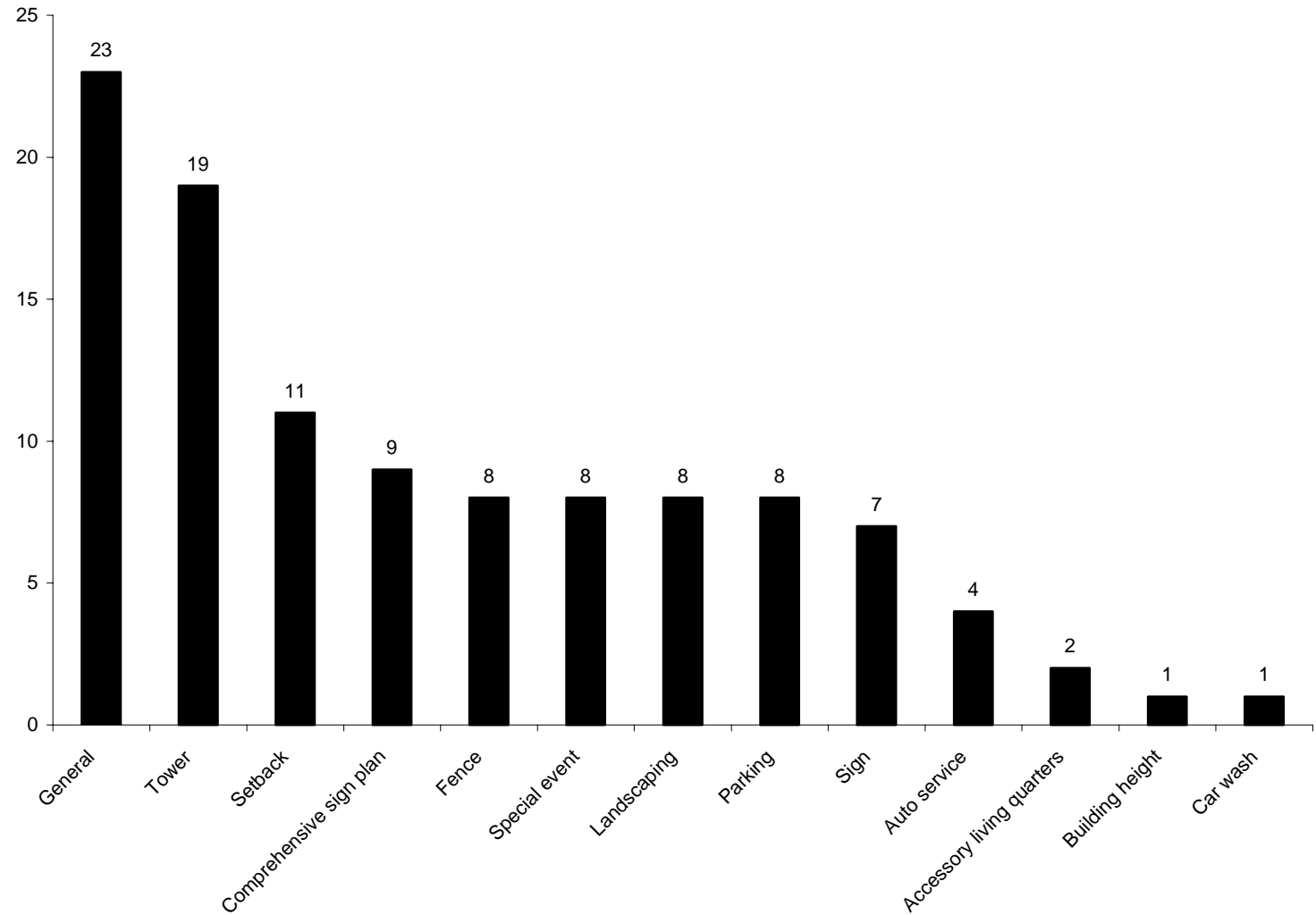
41



ANNUAL TOTALS: 1999 = 108, 2000 = 104, 2001 = 82, 2002 = 77

Zoning Administrator 2002

BREAKDOWN BY TYPES OF CASES HEARD



Board of Adjustment

PURPOSE

Hear and decide appeals from the actions of the Zoning Administrator when granting or denying Variances or Special Use Permits, or in the interpretation of the provisions of the Zoning Ordinance. Hear and decide appeals of alleged error in order, requirement, or decisions made by the Zoning Administrator in the enforcement of the Zoning Ordinance. Hear and decide Special Use Permits and Variance applications. Hear and decide all matters referred by the Zoning Administrator.

Members: David Shuff, Chair
Jared Langkilde, Vice Chair
Greg Hitchens
Webb Crockett
Skip Nelson
Clark Richter
Roxanne Pierson

2002 Board of Adjustment Cases

64 REQUESTS INVOLVING 49 CASES

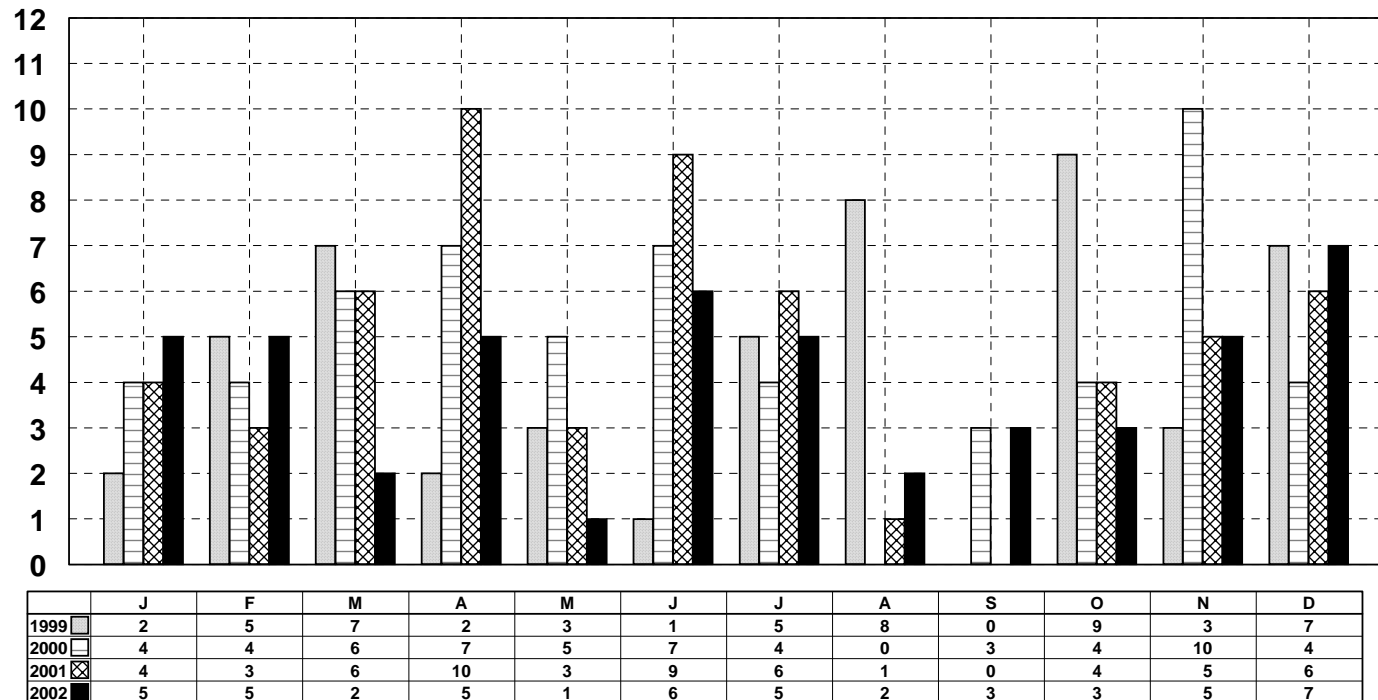
CASES HEARD BY THE BOARD OF ADJUSTMENT

Variance Requests

39

Special Use Permit Requests

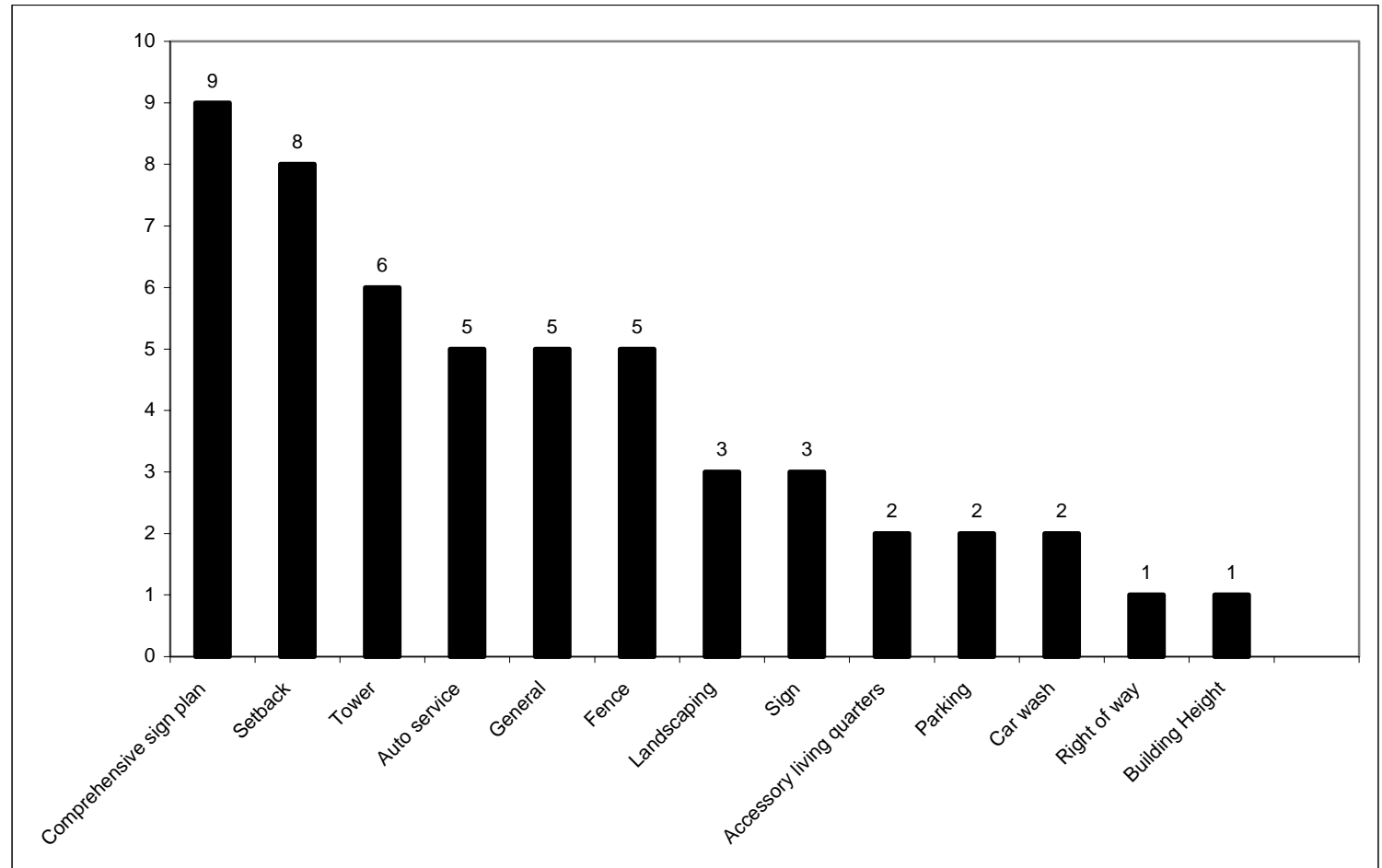
15



ANNUAL TOTALS: 1999 = 52, 2000 = 58, 2001 = 51, 2002 = 49

Board of Adjustment Cases 2002

BREAKDOWN BY TYPES OF CASES HEARD



Zoning Citations

PURPOSE

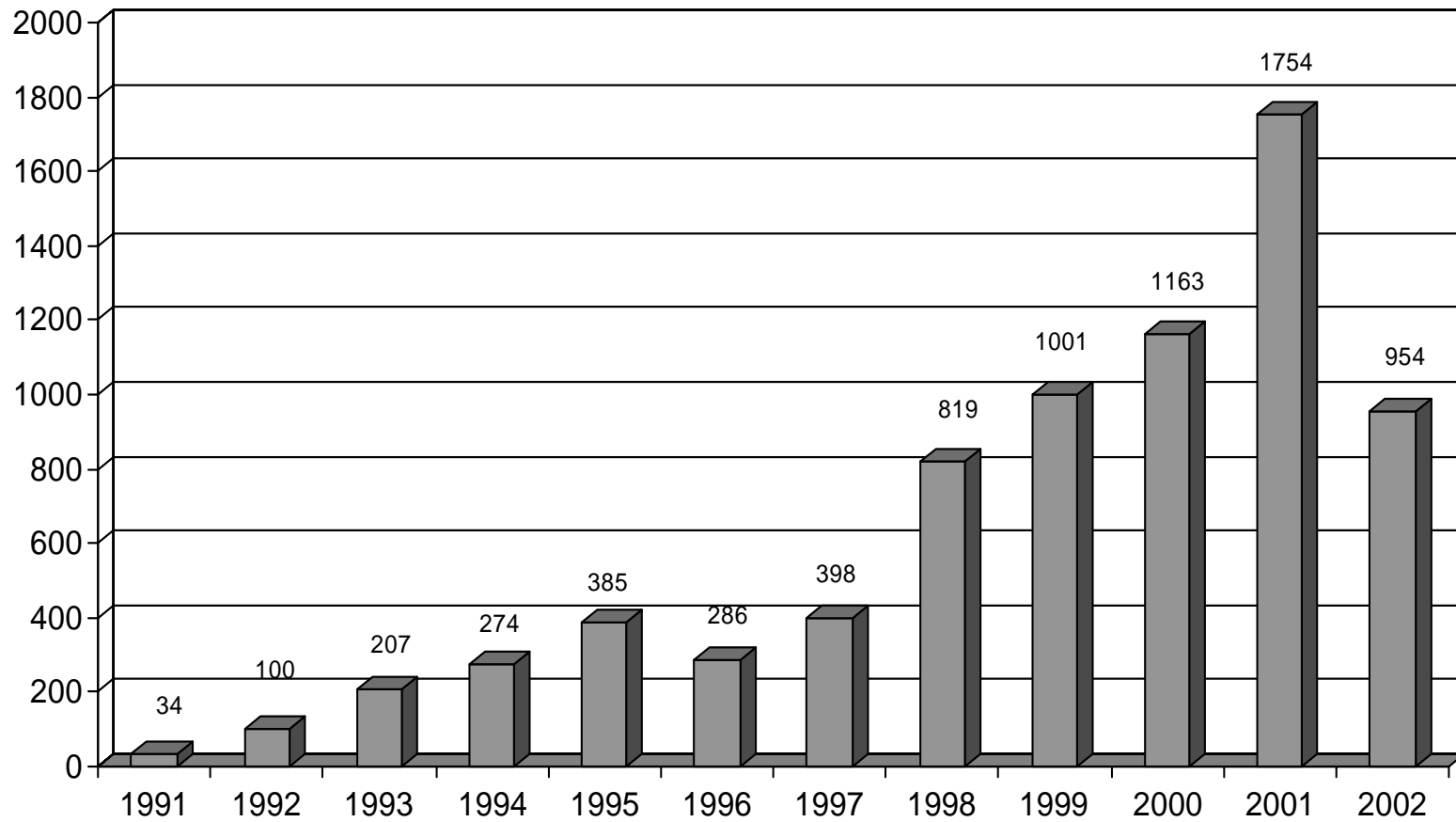
Inspectors seek voluntary compliance with the provisions of the Zoning Ordinance through notices of violation or warning.

Civil citations are issued when voluntary compliance is not met. Citations direct the responsible party to pay a fine of fifty dollars within ten days after the issuance of the citation, or appear in person or through an attorney before the Civil Hearing Officer and admit or deny the allegations contained in the citation.

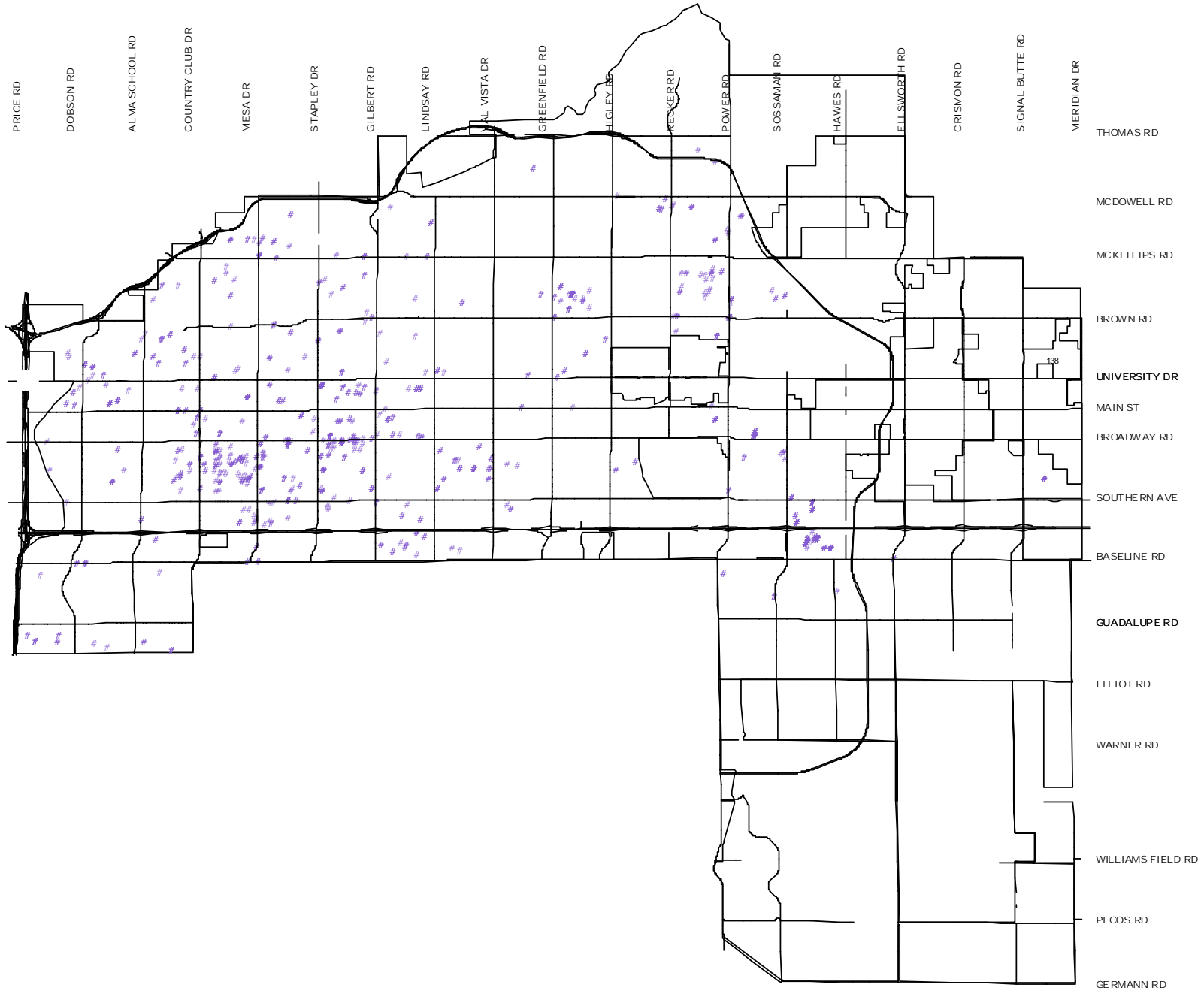
The Civil Hearing Officer shall enter judgment, declaring the party responsible or not responsible. If the party is found responsible the Civil Hearing Officer shall impose a civil sanction of not less than one hundred dollars nor more than five hundred dollars for each violation.

Any civil fine or judgment shall constitute a lien against the real property of the responsible party that is recorded with the Maricopa County Recorder.

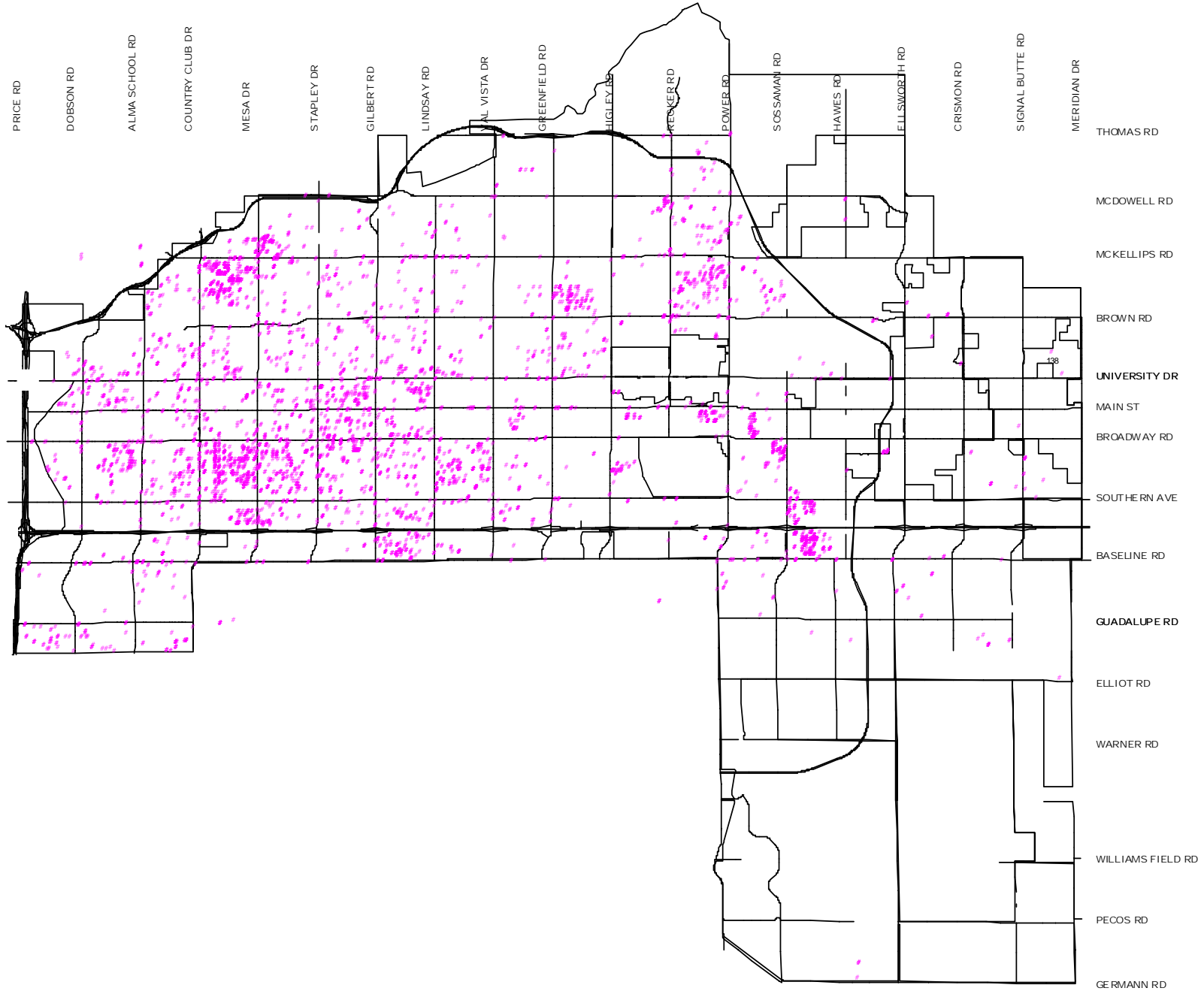
Citations Issued 1991 - 2002



Citation Locations 2002

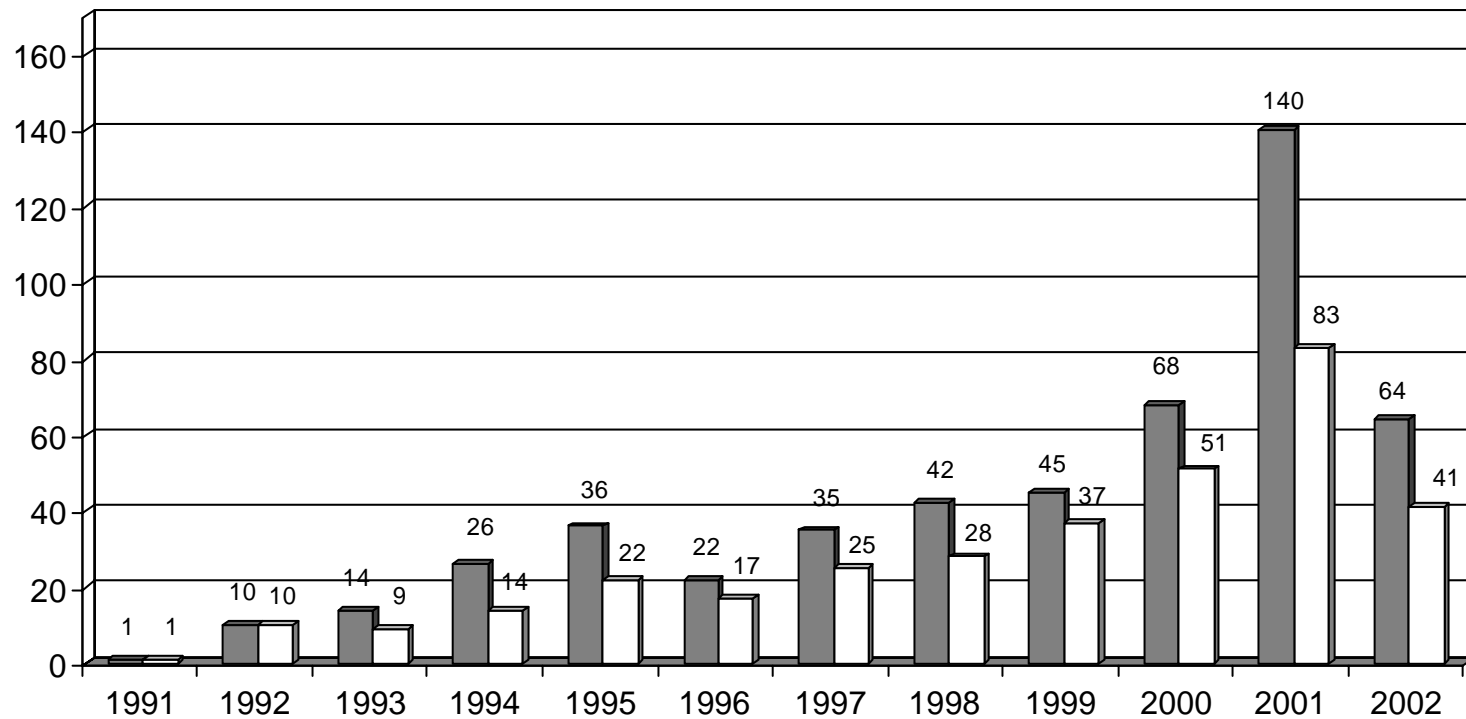


Citation Locations 1991-2002



Citations Considered at Hearings/No. of Hearings 1991 - 2002

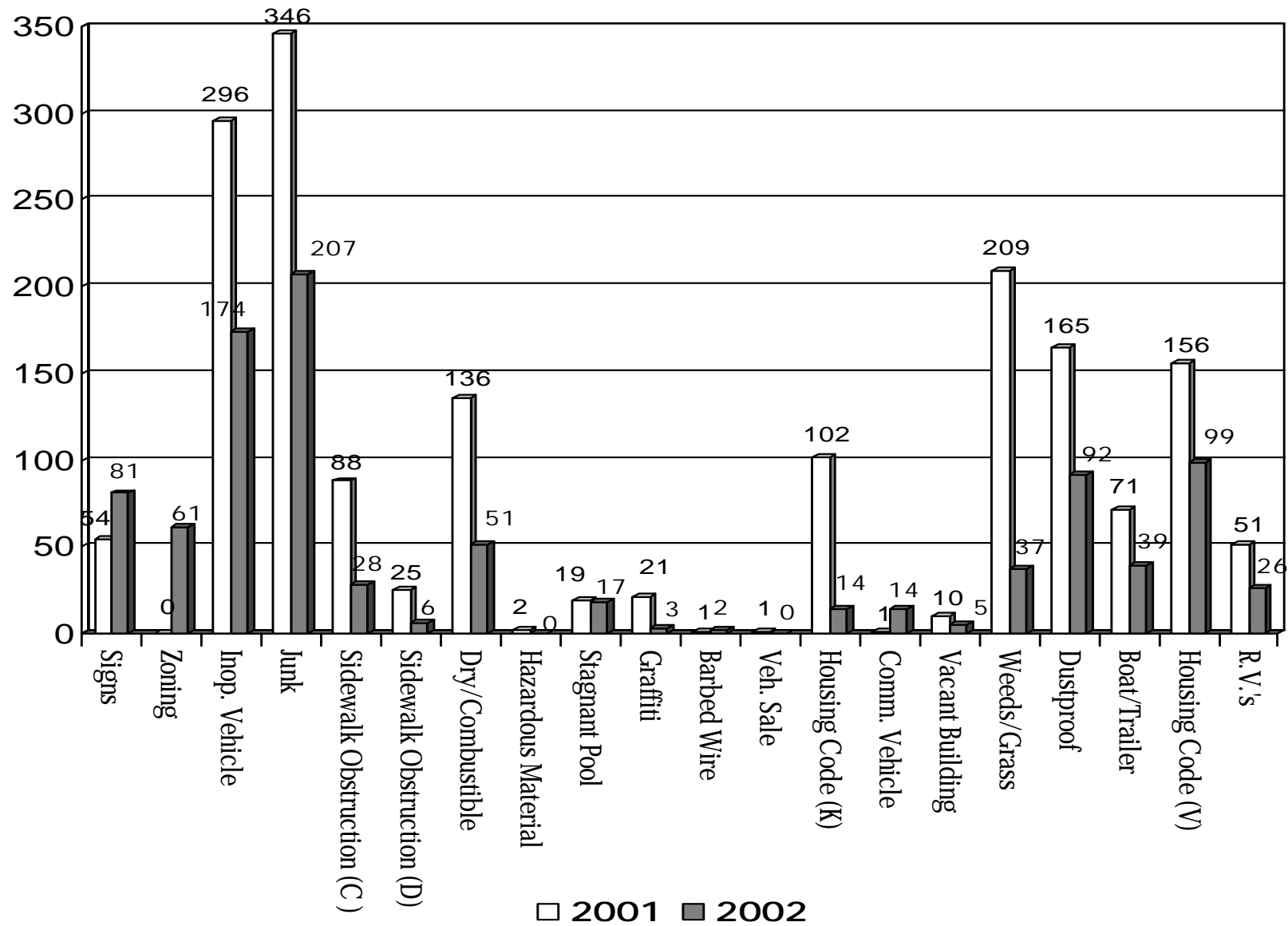
■ No. Citations □ No. Hearings



Percentage of Citations
Scheduled for Hearings:

2.9% 10% 6.8% 9.5% 9.3% 7.7% 8.8% 5.1% 4.6% 6.0% 7.7% 6.7%

Citations Issued By Violation Section



Design Review

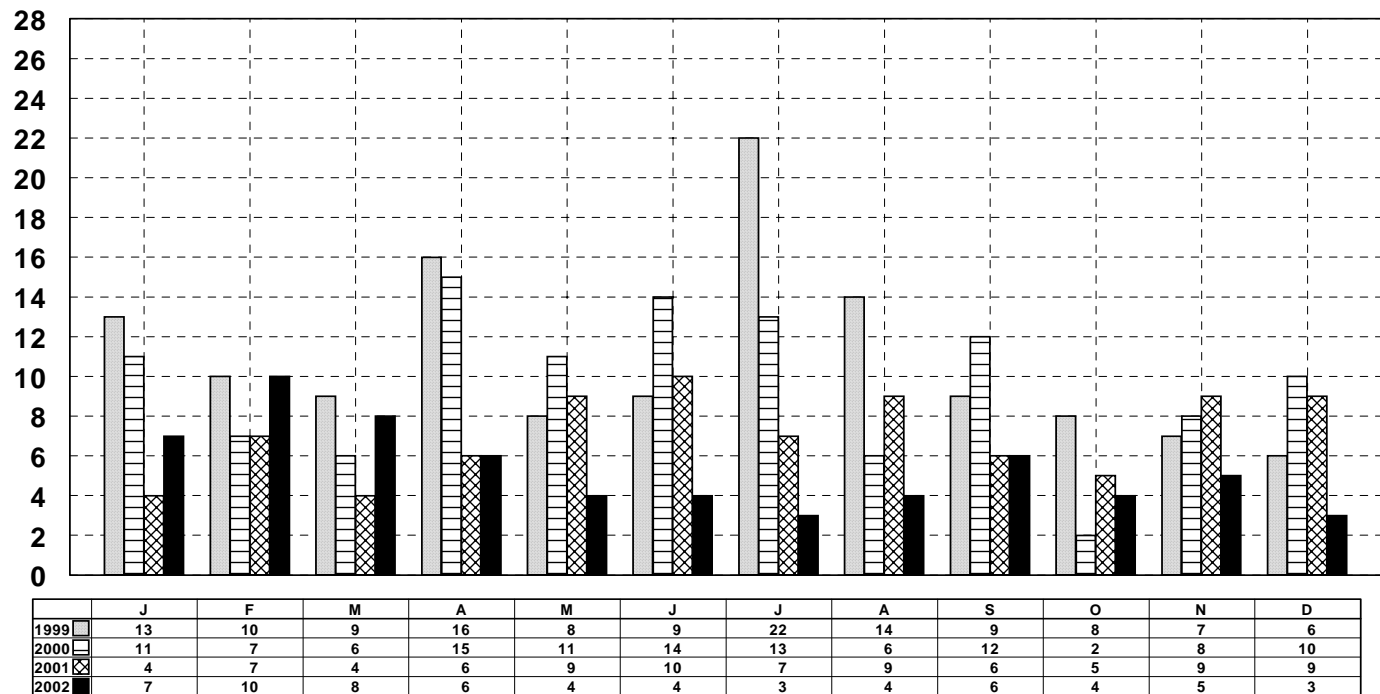
PURPOSE

An advisory board who review and decide on development proposals involving the following: multi residence projects, commercial and industrial projects that have frontage on an arterial street and/or have greater then 20,000 square feet of gross floor area. Hears and makes recommendations on appeals to use alternative materials or methods to satisfy Mesa's design related development requirements. Make recommendations to City Council regarding changes in design and development standards, staff implementation of design related standards, and the aesthetic appearance of proposed new developments. Hear appeals from staff decisions applying the provisions of the Design Guidelines. Hear and make recommendations on other matters as directed by City Council.

Members: Carie Allen, Chair
John O'Hara, Vice Chair
Randy Carter
Jillian Hagen
John Poulsen
Robert Burgheimer
Anne Schwaderer

2002 Design Review Cases

CASES HEARD BY THE DESIGN REVIEW BOARD

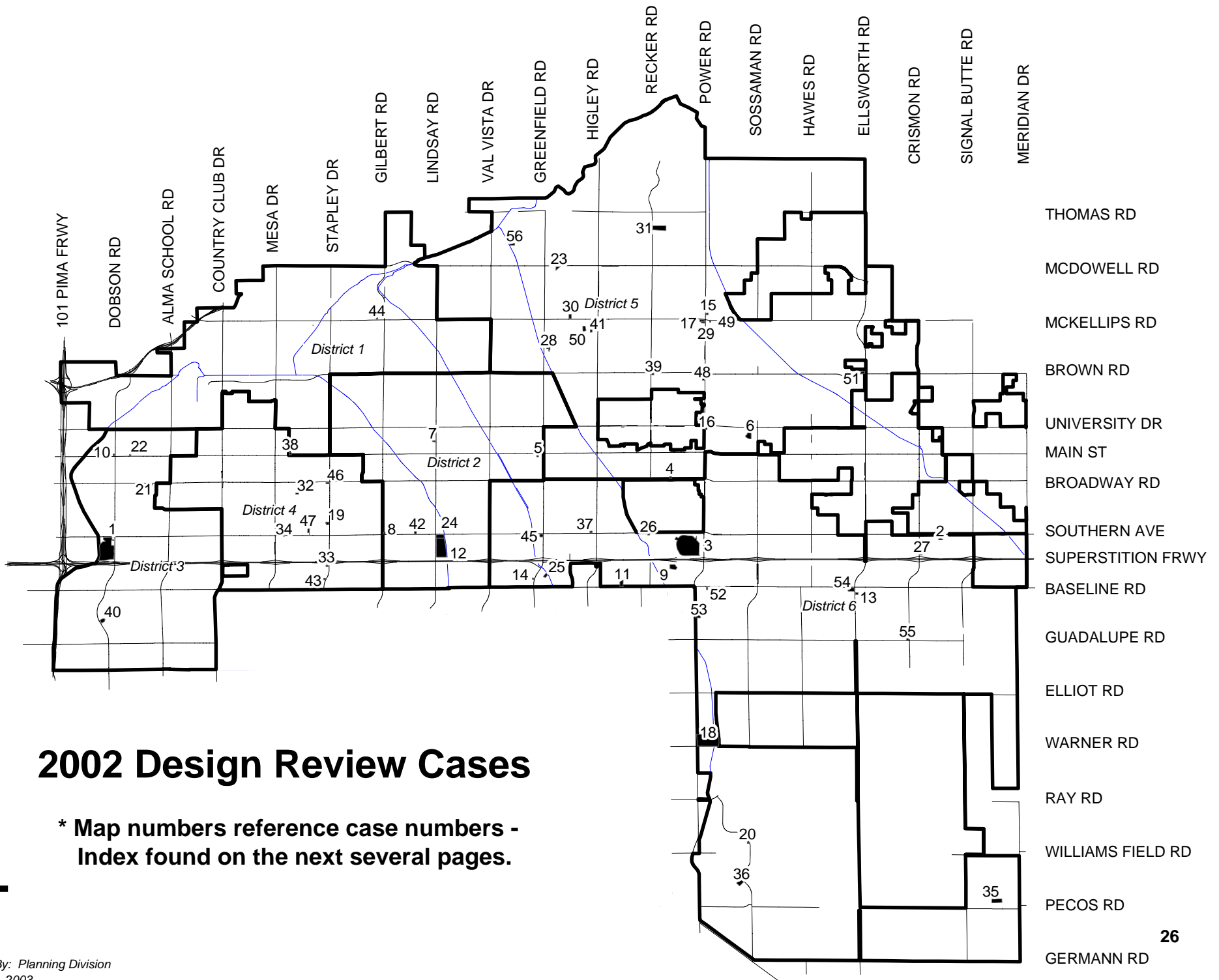


ANNUAL TOTALS: 1999 = 131, 2000 = 115, 2001 = 85, 2002 = 64

4

2002 Design Review Cases

* Map numbers reference case numbers -
Index found on the next several pages.



Design Review Cases for 2002

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
1	DR02-001	1400 S DOBSON	ADDITION TO EXISTING HOSPITAL CAMPUS	C-1-BIZ	71.4	307,130
2	DR02-002	SEC SOUTHERN AND CRISMON	CHURCH	PEP	4.5	24,119
3	DR02-003	6555 E SOUTHERN	REVISIONS AND REPAINT	C-2-BIZ	245.6	610,385
4	DR02-004	6262 E BROADWAY	MEDICAL OFFICE	O-S	1	10,480
5	DR02-005	4243 E MAIN	TIRE STORE	C-2	0.91	5,774
6	DR02-007	SEC UNIVERSITY & 75 ST	APARTMENT COMPLEX	R-4	8.99	80,283
7	DR02-008	2750 E 2ND ST	PHOTOGRAPHY STUDIO	O-2	0.94	16,781
8	DR02-009	NEC GILBERT & SOUTHERN	BURGER KING RESTAURANT	C-2	0.79	4,249
9	DR02-010	LOT C & D TEST DRIVE	AUTO SALES LOT	M-1-PAD	8.01	38,349
10	DR02-011	2010 W MAINT STREET	DRUG STORE	C-3	1.33	14,490
11	DR02-012	5620 E BASELINE	AUTO REPAIR FACILITY	M-1	4.54	43,131
12	DR02-013	1303 S LINDSAY	NEW WORSHIP CENTER	R1-7	18.85	32,441
13	DR02-014	2043 S ELLSWORTH	RETAIL PAD	C-2	1.01	4,432
14	DR02-015	NWC GREENFIELD AND BASELINE	FAST FOOD RESTAURANT WITH DRIVE THROUGH WINDOW	C-2	1.04	3,300

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
15	DR02-016	339 N POWER	GAS STATION C-STORE	C-2	1.59	5,419
16	DR02-017	339 N POWER	GAS STATION CONVENIENCE STORE	C-2	1.59	5,419
17	DR02-018	1950 N POWER 6707 E MCKELLIPS	APPROVAL OF A 2,960 SQ. FT. CONVENIENCE STORE, A 2,000 SQ. FT. GAS CANOPY	C-2	1.29	11,279
18	DR02-020	4303 S POWER	CHANGES TO DRIVE AISLE MATERIALS	M-1 AND C-2	53	
19	DR02-021	1010 SOUTH STAPLEY	OFFICE COMPLEX	O-S	1.8	17,920
20	DR02-022	5810 S SOSSAMAN	OFFICE/WAREHOUSE	M-1	1.7	15,500
21	DR02-023	1515 W BROADWAY	CAR SALES FACILITY	M-1	0.89	12,310
22	DR02-024	1760 W MAIN	REMODEL OF ABANDONED BANK	C-3	0.5	6,677
23	DR02-025	4555 E MCDOWELL	SECURITY BUILDING	M-1	36.2	1,490
24	DR02-026	SEC SOUTHERN & LINDSAY	84 UNIT CONDOMINIUM PROJECT	R-3-PAD	5.37	69,705
25	DR02-028	4554 E INVERNESS	OFFICE BUILDING	C-2-PAD	1.97	20,136
26	DR02-029	5931 E SOUTHERN	RETAIL BUILDING	C-2	0.77	4,186
27	DR02-030	NEC CRISMON AND US 60	TIRE STORE	C-2	1.248	5,022
28	DR02-032	4437 E MCLELLAN	APARTMENTS	R-3	2.02	18,256
29	DR02-033	1932 N POWER	AUTO REPAIR FACILITY	C-2	1.2	6,225

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
30	DR02-034	4701 E MCKELLIPS	BEER AND WINE PUB	M-1	2.12	3,709
31	DR02-036	6101 E VIRGINIA	EXPANSION OF AN EXISTING CHURCH CAMPUS	R1-9-DMP	11.814	35,000
32	DR02-037	560 S BELLVIEW	RESIDENTIAL FACILITY FOR WOMEN	R-4-CUP	2.58	19,676
33	DR02-039	1610 S STAPLEY	SIT DOWN RESTAURANT	M-1	1.47	8,220
34	DR02-040	525 E SOUTHERN	WATER VENDING MACHINE	C-2	2.45	50
35	DR02-041	N OR THE NEC PECOS AND MOUNTAIN	WASTE TRANSFER STATION	M-2-CUP	8.63	20,300
36	DR02-042	6355 S SOSSAMAN	OFFICE HANGER	M-1	2.8	19,380
37	DR02-043	5110 E SOUTHERN	MULTI-TENANT RETAIL SHOPS	C-2	1.59	16,104
38	DR02-044	606 E MAIN	MULTI TENNAT RETAIL	C-2	1.16	11,091
39	DR02-045	SEC BROWN AND RECKER	DRUG STORE	C-2	1.51	12,000
40	DR02-046	2505 S DOBSON	MINOR BUILDING REMODEL AND EXPANSION OF PARKING LOT	PF	17.56	
41	DR02-047	NWC HIGLEY AND INGRAM	U.S. FOREST SERVICE BUILDING	M-1	2	10,272
42	DR02-048	2444 E SOUTHERN	OFFICE BUILDING	O-S	1.2	8,008
43	DR02-049	NWC BASELINE AND STAPLEY	SIT DOWN RESTAURANT	M-1	2.04	7,437
44	DR02-050	1830 E MCKELLIPS	SIT DOWN RESTAURANT	C-2	1.465	6,200

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
45	DR02-051	SWC SOUTHERN AND GREENFIELD	DRUG STORE	C-2	2.48	12,000
46	DR02-052	414 S STAPLEY	GAS STATION C-STORE	C-2	1.43	14,918
47	DR02-053	920 E SOUTHERN	AUTO REPAIR	C-3	1.5	14,042
48	DR02-054	1066 N POWER	MEDICAL OFFICE	C-2	1.48	11,293
49	DR02-055	6855 E MCKELLIPS	MULTI-TENANT RETAIL WITHIN A SHOPPING CENTER	C-2	15.98	5,000
50	DR02-056	1850 N ROSEMONT	WAREHOUSE ADDITION TO EXISTING INDUSTRIAL USE	M-1	6.485	54,141
51	DR02-057	9152 E BROWN	DRUG STORE	C-2	2.2	12,000
52	DR02-058	6955 E BASELINE	RETAIL BUILDING	C-2	1.06	8,400
53	DR02-059	SEC MADERO & POWER	OFFICE COMPLEX	O-2	3.43	22,603
54	DR02-060	SWCBASELINE & ELLSWORTH	SHOPPING CENTER	C-2	15.88	108,900
55	DR02-062	NWC GUADALUPE AND CRISMON	DRUG STORE	C-2	2.42	13,013
56	DR02-064	3062 N MAPLE	MANUFACTURING WAREHOUSE	M-1-PAD	2.16	20,449

Source: MesaPlanning Division (2003)

Planning and Zoning Board

PURPOSE

Conduct public hearings and make recommendations to City Council on requests to amend the Zoning Map and the Zoning Ordinance. Also makes recommendations to City Council on Council Use Permits, Site Plan Reviews, Site Plan Modifications, Subdivision Plat approvals, and modifications of the General Plan.

Members: Marty Whalen, Chair
Dan Brock, Vice Chair
Lynda Bailey
Richard Adams
Mike Cowan
Barbara Carpenter
Pat Esparza

2002 Planning & Zoning Cases

HIGHLIGHTS OF THE BOARD'S YEAR

RESIDENTIAL HIGHLIGHTS

7 Single Residence Subdivisions

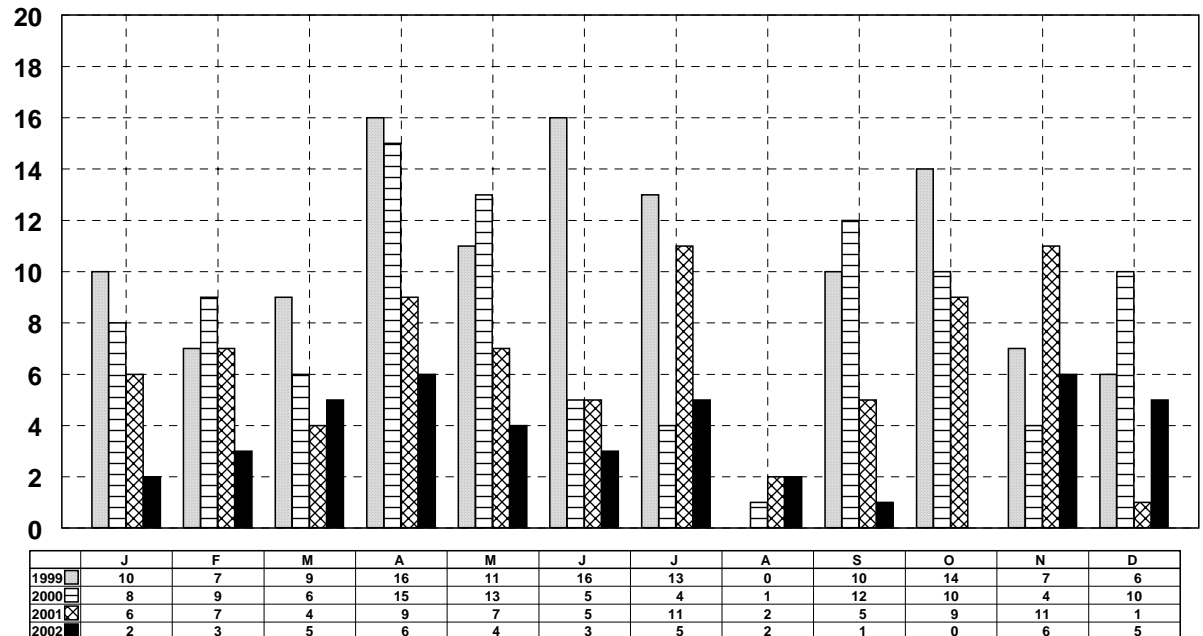
2 Approved condominium / townhouse cases:

COMMERCIAL HIGHLIGHTS

8 Retail cases approved

10 Office cases approved

CASES HEARD BY THE PLANNING AND ZONING BOARD



ANNUAL TOTALS: 1999 = 131, 2000 = 115, 2001 = 85, 2002 = 64

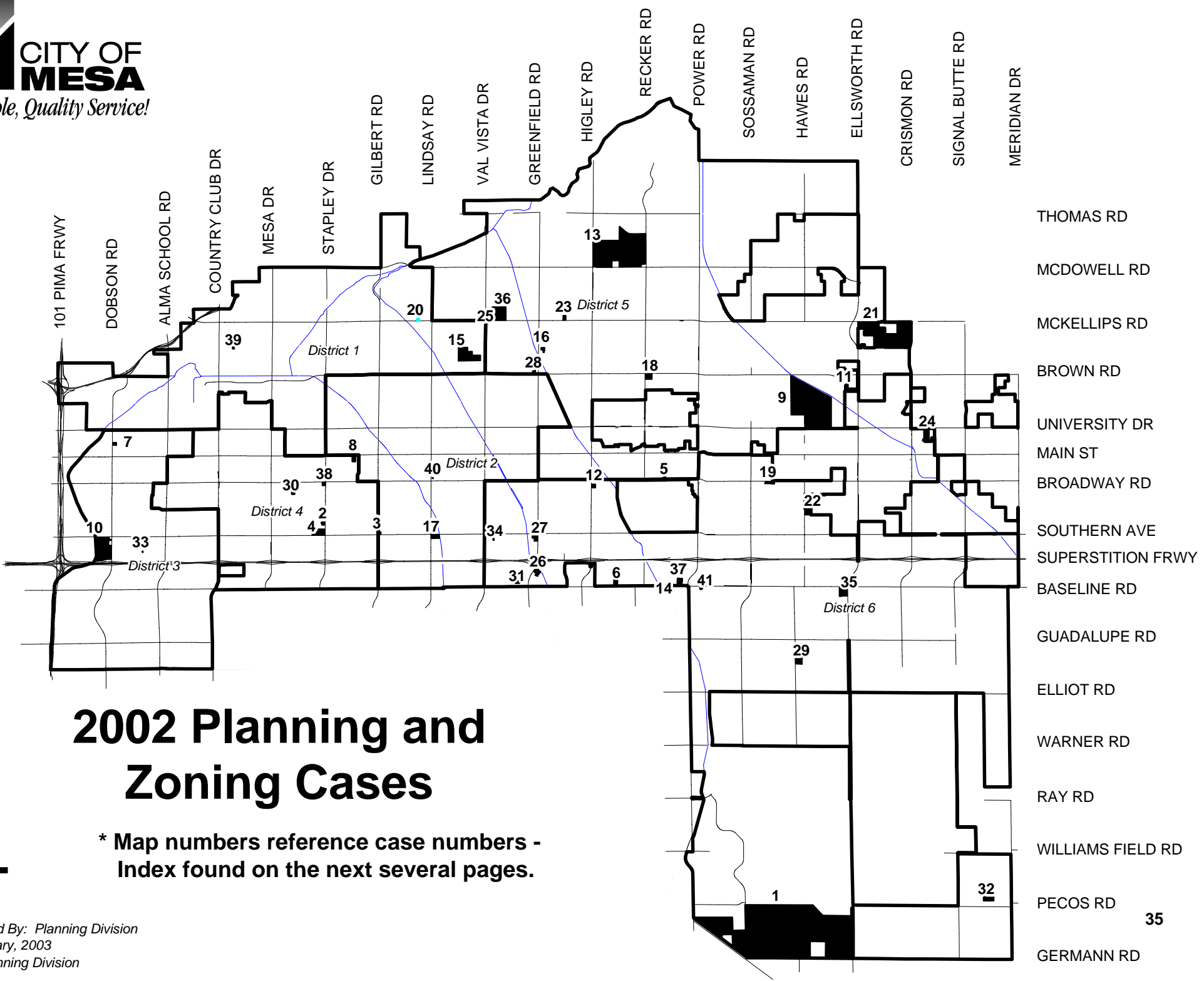
2002 Planning & Zoning Board Cases

TYPE	CITY COUNCIL				
	APPROVED	DENIED	WITHDRAWN	PENDING	TOTAL
RESIDENTIAL					
CONDO SUBDIVISION	2				2
DEVELOPMENT MASTER PLAN ZONING	0				0
MODIFY DEVELOPMENT MASTER PLAN	0				0
SINGLE RESIDENCE	8				8
COMMERCIAL					
AUTO REPAIR	1				1
CONVENIENCE STORE W/GAS PUMPS	1				1
OFFICE / RETAIL	1				1
OFFICE	9	2			11
PHARMACY	2				2
RESTAURANT	3				3
RETAIL	3				3
HOSPITAL EXPANSION	1				1
MANUFACTURING					
INDUSTRIAL PARK	0				0
SITE PLAN REVIEW					
COUNCIL USE PERMIT					
CHARTER SCHOOL	2				2
PAWN SHOP	1				1
TRANSITIONAL CENTER	1				1
OTHER					
CITY ZONING - ANNEXED COUNTY LANDS	1				1
MODIFICATION OF ORDINANCE	1				
AREA LAND USE PLAN	1				
SOLID WASTE TRANSFER STATION	1				
TOTAL	39	2	0	0	41



**CITY OF
MESA**

Great People, Quality Service!



2002 Planning and Zoning Cases

4

* Map numbers reference case numbers -
Index found on the next several pages.

Planning and Zoning Cases for 2002

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
1	Z01-029	POWER TO ELLSWORTH - PECOS TO GERMANN	M-2, AG & R1-43	ADOPTING AN AREA LAND USE PLAN FOR THE AREA SOUTH OF WILLIAMS GATEWAY AIRPORT	2.5 sq mi	ADOPTION OF RESOLUTION # 7838	APPROVED
2	Z01-055	1010 S STAPLEY DR	OS	OFFICE COMPLEX	1.6	OS-PAD & SPM	APPROVAL WITH CONDITIONS
3	Z01-057	NEC OF SOUTHERN AVE AND GILBERT RD	C-2	SITE PLAN MODIFICATION FOR A RESTAURANT	0.79	SPM	APPROVAL WITH CONDITIONS
4	Z01-062	NWC OF STAPLEY DR & SOUTHERN AVE	C-2	SUPER KMART, CONVENIENCE STORE/GAS STATION, RESTAURANTS AND RETAIL	16.78	SPM	APPROVAL WITH CONDITIONS
5	Z01-065	NWC OF BROADWAY RD AND 63RD ST	AG (CONCEPTUAL C-2)	OFFICE COMPLEX	1	O-S & SPR	APPROVAL WITH CONDITIONS
6	Z01-066	5620 E BASELINE RD	M-1	AUTO BODY SHOP AND PAD BUILDING	4.5	SPM	APPROVAL WITH CONDITIONS
7	Z01-067	163 N DOBSON RD	C-2	OFFICE BUILDING	2.26	SPM	APPROVAL WITH CONDITIONS
8	Z01-068	1600 BLOCK OF E MAIN ST (SOUTH SIDE)	C-3	OFFICE BUILDING AND FUTURE RETAIL PAD BUILDING.	4.4	SPM	APPROVAL WITH CONDITIONS
9	Z01-069	8700 E UNIVERSITY DR	R-4-PAD	TO ALLOW MANUFACTURED HOMES TO BE PLACED ON SPACES APPROVED FOR RV'S	332	MODIFICATION OF AN EXISTING R-4-PAD	APPROVAL WITH CONDITIONS
10	Z01-070	1400 S DOBSON RD	C-1-BIZ AND R-4	EXPANSION OF THE EXISTING DESERT SAMARITAN HOSPITAL	71	SPM	APPROVAL WITH CONDITIONS
11	Z01-071	S OF SWC OF ELLSWORTH AND BROWN	R1-43	SINGLE RESIDENCE SUBDIVISION (35 LOTS)	11.4	R1-6-PAD	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
12	Z01-072	S OF SEC OF BROADWAY AND HIGLEY ROADS	C-2	MEDICAL OFFICE BUILDINGS	2.57	C-2-PAD AND SPM	APPROVAL WITH CONDITIONS
13	Z02-001	2800-3100 BLKS OF N HIGLEY RD AND 3200-3300 BLKS OF N RECKER RD	AG, M-1 AND C-2	BUSINESS PARK WITH INDUSTRIAL, OFFICE, COMMERCIAL, AND GOLF COURSE	330	M-1-DMP, C-3-DMP & CONCEPTUAL M-1-BIZ	APPROVAL WITH CONDITIONS
14	Z02-002	6500-6600 BLKS OF E BASELINE RD (NORTH SIDE)	C-2-BIZ-CUP-DMP	OFFICE CONDOMINIUMS.	5.71	NONE CASE DENIED	DENIAL
15	Z02-003	3200-3400 BLKS OF E MCLELLAN RD (SOUTH SIDE)	AG	SINGLE RESIDENCE SUBDIVISION (44 LOTS)	45.4	R1-35-PAD	APPROVAL WITH CONDITIONS
16	Z02-004	4400 BLKS OF E MCLELLAN RD (SOUTH SIDE)	R-3	FOURPLEX SUBDIVISION (16 UNITS)	2.01	SPM	APPROVAL WITH CONDITIONS
17	Z02-005	SEC OF LINDSAY RD AND SOUTHERN AVENUE	AG	CONDOMINIUMS (84 UNITS)	5.4	R-3-PAD	APPROVAL WITH CONDITIONS
18	Z02-006	SEC OF BROWN AND RECKER RDS	C-2	CVS PHARMACY	1.51	SPM	APPROVAL WITH CONDITIONS
19	Z02-007	7909 E BROADWAY RD	OS-PAD	SINGLE RESIDENCE SUBDIVISION (24 LOTS)	3.1	R-2-PAD	APPROVAL WITH CONDITIONS
20	Z02-008	2554 E MCKELLIPS RD (E OF LINDSAY)	R-4	MEDICAL OFFICE	0.19	O-S AND SPR	APPROVAL WITH CONDITIONS
21	Z02-009	MCKELLIPS RD TO MCLELLAN RD, CRISMON RD TO 92ND ST	MARICOPA CTY RURAL 43, R1-35 RUPD & R1-18 RUPD	THE ESTABLISHMENT OF CITY ZONING ON RECENTLY ANNEXED PROPERTY.	202	CITY OF MESA R1-43, R1-35-PAD AND R1-15-PAD	APPROVAL WITH CONDITIONS
22	Z02-010	SEC OF HAWS RD AND E PUEBLO AVE	R-4	SINGLE RESIDENCE SUBDIVISION (40 LOTS)	10.02	R1-6-PAD	APPROVAL WITH CONDITIONS
23	Z02-011	NEC OF FALCON DRIVE AND MCKELLIPS RD	M-1	RESTAURANT / PUB	2.1	SPR	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
24	Z02-012	10200 BLOCK OF E UNIVERSITY DR	R1-43	SINGLE RESIDENCE SUBDIVISION (57 LOTS)	11.44	R1-7-PAD	APPROVAL WITH CONDITIONS
25	Z02-013	SEC OF VAL VISTA AND MCKELLIPS	R1-35	OFFICE BUILDING		DENIED AT CITY COUNCIL	DENIAL
26	Z02-014	SEC OF US 60 AND GREENFIELD RD	C-2	SITE PLAN MODIFICATION OF AN APPROVED COMMERCIAL CENTER	6.9	SPM	APPROVAL WITH CONDITIONS
27	Z02-015	SWC OF SOUTHERN AVE & GREENFIELD RD	AG	CVS PHARMACY	5.3	C-2	APPROVAL WITH CONDITIONS
28	Z02-016	W OF THE NWC OF BROWN AND GREENFIELD RDS	O-S-PAD	OFFICE COMPLEX	1.23	SPM	APPROVAL WITH CONDITIONS
29	Z02-017	3000 TO 3100 BLOCK OF SOUTH HAWES RD	R1-43	SINGLE RESIDENCE SUBDIVISION (66 LOTS)	11.24	R-2-PAD	APPROVAL WITH CONDITIONS
30	Z02-018	540-550 BLOCK OF S BELLVIEW	R-4	TRANSITIONAL REDEVELOPMENT CENTER FOR WOMEN	2.58	CUP	APPROVAL WITH CONDITIONS
31	Z02-019	4121 E VALLEY AUTO DRIVE	M-1	PAD OVERLAY ON AN EXISTING OFFICE COMPLEX	2.5	M-1-PAD	APPROVAL WITH CONDITIONS
32	Z02-020	4121 E VALLEY AUTO DRIVE	AG	SOLID WASTE TRANSFER STATION	8.63	M-2 AND CUP	APPROVAL WITH CONDITIONS
33	Z02-021	1350 S LONGMORE	C-2	CHARTER SCHOOL	1	CUP	APPROVAL WITH CONDITIONS
34	Z02-022	3707 E SOUTHERN AVENUE	C-2	CHARTER SCHOOL	1	CUP	APPROVAL WITH CONDITIONS
35	Z02-023	SWC BASELINE/ELLSWORTH	R-4-PAD	RETAIL CENTER	16	C-2	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
36	Z02-024	E OF NEC OF MCKELLIPS ROAD AND VAL VISTA DRIVE	R1-35	SINGLE RESIDENCE SUBDIVISION (33 LOTS)	40	R1-35-PAD	APPROVAL WITH CONDITIONS
37	Z02-025		C-2 BIZ CUP DMP	SITE PLAN MODIFICATION	5.71	O-S PAD & C-2	APPROVAL WITH CONDITIONS
38	Z02-028	SWC OF BROADWAY RD & STAPLEY DR	C-2, R-2, AND R1-6	CONVENIENCE STORE / GAS STATION	1.74	C-2	APPROVAL WITH CONDITIONS
39	Z02-029	1600 BLK OF N CENTER ST (W SIDE)	R1-6-PAD	MODIFICATION OF THE ORDINANCE FOR ZONING CASE Z87-18.	0.7	MODIFICATION OF ORDINANCE	APPROVAL WITH CONDITIONS
40	Z02-030	361 S LINDSAY RD	C-2	PAWNSHOP	0.93	CUP	APPROVAL WITH CONDITIONS
41	Z02-031	SEC BASELINE/ROSLYN	C-2	SITE PLAN MODIFICATION FOR RETAIL/RESTAURANT	1.06	SITE PLAN MODIFICATION	APPROVAL WITH CONDITIONS

Source: MesaPlanning Division (2002)

Subdivision Review

PURPOSE

Provide orderly growth and harmonious development in the City of Mesa. To ensure adequate traffic circulation; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to ensure adequate school sites, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal description.

Subdivision Review

TECHNICAL REVIEW MEMBERS

City Staff Representatives

Jo Ferguson, Planning

Rich McAllister, Planning

Veronica Gonzalez, Planning

Stan Hughes, Gas Marketing

David Heinert, Building Safety

Ann Edwards, Building Safety

Joe Holmwood, Parks

Ken Draper, Street Lights

Paul Hutcheson, Police Dept.

Hal Key, Fire Prevention

Utility Representatives

Craig Carr, U.S. Post Office

Jim Bergeson, U.S. Post Office

Bryan McIntyre, Cox Communications

Amir Motamedi, Maricopa Co. Flood Control

Chris Lertique, Qwest

Kathy McDermott, SRP

Judy Snyder, SRP

Bryan Williams, Cable America

Steven Borst, Maricopa County
Environmental Services

2002 Final Subdivision Plats

HIGHLIGHTS (APPROVED BY THE CITY COUNCIL)

RESIDENTIAL HIGHLIGHTS

15 Approved residential cases:
- 1059 new residential lots proposed

9 Approved condominium/ townhouse cases:
- 568 new units

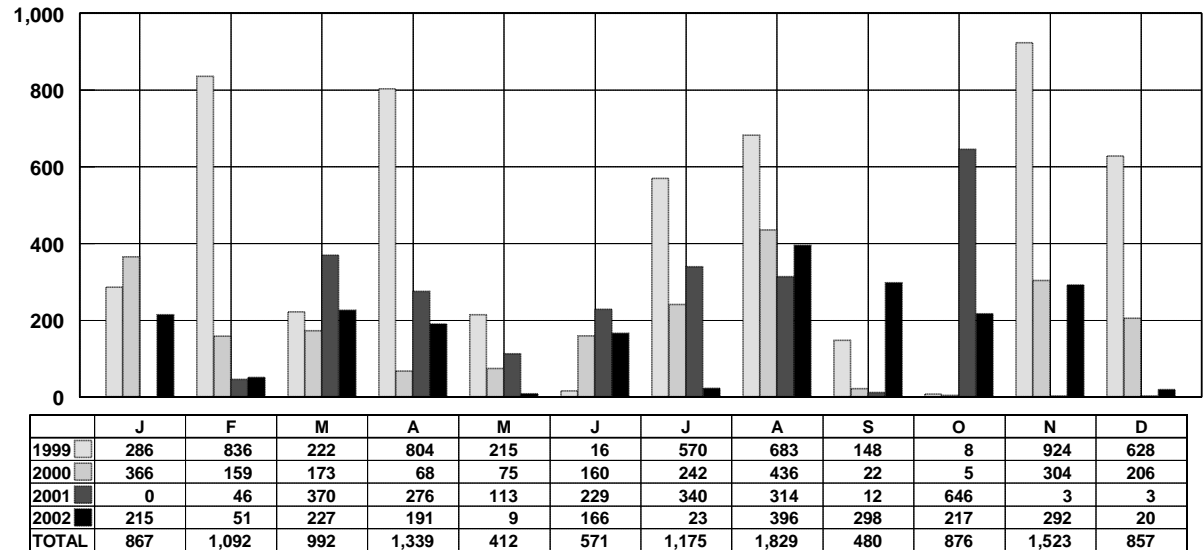
INDUSTRIAL SUBDIVISIONS

2 - 12 lots

COMMERCIAL HIGHLIGHTS

11 - 99 lots

NUMBER OF LOTS

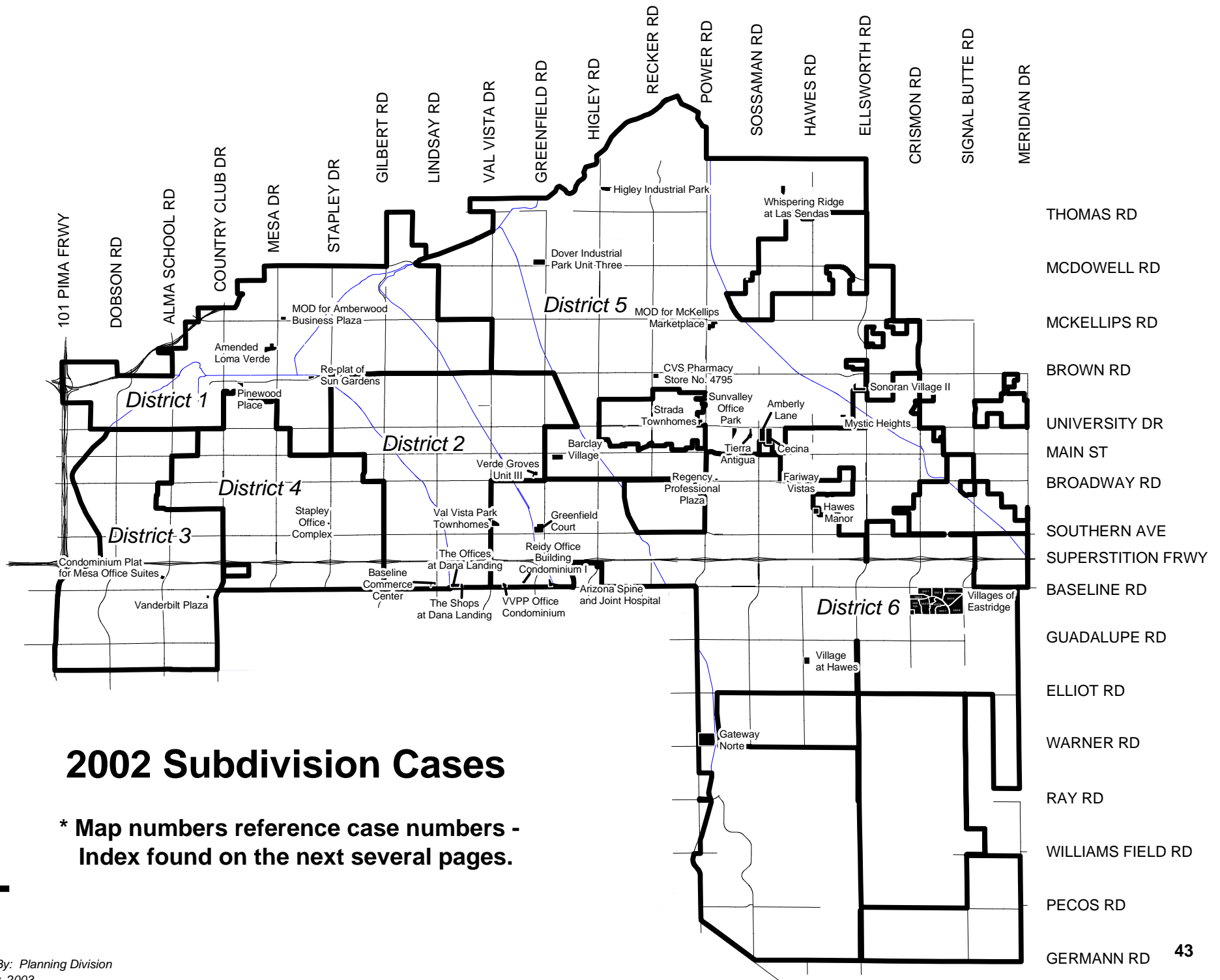


ANNUAL TOTALS: 1999 = 5340, 2000 = 2216, 2001 = 2352, 2002 = 2106

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2002 Subdivision Cases

* Map numbers reference case numbers -
Index found on the next several pages.



Subdivision Cases Approved by City Council in 2002

NAME	CASE	ACRES	LOTS	TYPE	CCDATE	RECDATE
AMBERLY LANE	S01-002	18.32	101	SRD	1/7/2002	2/20/2002
AMENDED LOMA VERDE	S01-035	18.87	52	SRD	4/15/2002	9/13/2002
ARIZONA SPINE AND JOINT HOSPITAL	S02-001	7.16	1		2/4/2002	
BARCLAY VILLAGE	S99-065	11.32	63	SRA	3/4/2002	7/29/2002
CECINA	S01-001	9.19	114	SRD	1/7/2002	
CONDOMINIUM PLAT FOR MESA OFFICE SUITES	S02-018	11.15	7	COM	7/15/2002	8/26/2002
CVS PHARMACY STORE NO. 4795	S02-023	6.4	3	COM	10/21/2002	12/13/2002
DOVER INDUSTRIAL PARK UNIT THREE	S01-019	16.29	8	IND	5/6/2002	
FAIRWAY VISTAS	S02-011	3.25	24	SRA	8/5/2002	11/4/2002
HAWES MANOR	S02-016	10.02	40	SRD	10/21/2002	
HIGLEY INDUSTRIAL PARK	S01-026	8.46	4	IND	10/21/2002	
MAP OF DEDICATION FOR AMBERWOOD BUSINESS PLAZA	S02-027	1.73		COM	11/18/2002	12/10/2002
MAP OF DEDICATION FOR EAST LONGBOW PARKWAY, NORTH 56TH ST.,	S02-014	15.79		MOD	9/23/2002	
MAP OF DEDICATION FOR MCKELLIPS MARKETPLACE	S02-024	15.97		MOD	11/18/2002	12/13/2002
MOD FOR N HAWES ROAD	S01-004	26.56		DED	1/7/2002	
PINEWOOD PLACE	S02-012	6.2	160	SRA	6/3/2002	
REGENCY PROFESSIONAL PLAZA	S01-025	1.91	3	COM	3/4/2002	5/22/2002
REIDY OFFICE BUILDING CONDOMINIUM 1	S02-25	2.5	17	COM	11/18/2002	12/13/2002
RE-PLAT OF SUN GARDENS	S02-028	4.98	20	SRA	12/2/2002	
SONORAN VILLAGE II	S02-004	11.48	35	SRD	9/9/2002	
STAPLEY OFFICE COMPLEX	S02-008	1.8	5	COM	8/26/2002	
STRADA TOWNHOMES	S01-012	6.4	73	SRA	3/18/2002	8/20/2002

NAME	CASE	ACRES	LOTS	TYPE	CCDATE	RECDATE
SUNLAND SQUARE	S01-018	10	7	COM	1/7/2002	6/18/2002
SUNVALLEY OFFICE PARK	S01-024	11.26	23	COM	3/4/2002	4/15/2002
THE OFFICES AT DANA LANDING	S01-029	8.53	28	COM	4/15/2002	7/19/2002
THE SHOPS AT DANA LANDING	S01-029	3.06	3	COM	4/15/2002	7/19/2002
TIERRA ANTIGUA	S02-009	8.15	1	MF	5/20/2002	9/16/2002
TOWNES EAST @ BASELINE	S01-013	0.59	6	SRA	6/3/2002	7/5/2002
VAL VISTA PARK TOWNHOMES	S01-023	10.25	108	SRA	4/1/2002	7/17/2002
VANDERBILT PLAZA	S01-030	1.75	3	COM	10/21/2002	
VERDE GROVES UNIT III	S98-010	6.1	51	SFA	2/4/2002	9/13/2002
VILLAGE AT HAWES	S02-015	11.2	66	SRA	11/4/2002	
VILLAGES OF Eastridge Unit 1	S01-038	15.7	112	SRD	9/9/2002	
VILLAGES OF Eastridge Unit 10A	S01-038	16.27	91	SRD	9/9/2002	
VILLAGES OF Eastridge Unit 2	S01-038	16.5	121	SRD	9/9/2002	
VILLAGES OF Eastridge Unit 3	S01-038	17.65	96	SRD	8/5/2002	
VILLAGES OF Eastridge Unit 4	S01-038	22.44	82	SRD	8/5/2002	
VILLAGES OF Eastridge Unit 5	S01-038			SRD	8/5/2002	
VILLAGES OF Eastridge Unit 6	S01-038	34.59	109	SRD	11/18/2002	
VILLAGES OF Eastridge Unit 7	S01-038	13.76	61	SRD	10/7/2002	
VILLAGES OF Eastridge Unit 8	S01-038	20.59	89	SRD	8/26/2002	
VILLAGES OF Eastridge Unit 9	S01-038	22.65	103	SRD	10/7/2002	
WHISPERING RIDGE AT LAS SENDAS	S02-007	10.16	31	SRD	9/9/2002	11/20/2002
Totals:		394.51	1743			

Pre-Submittal Conference

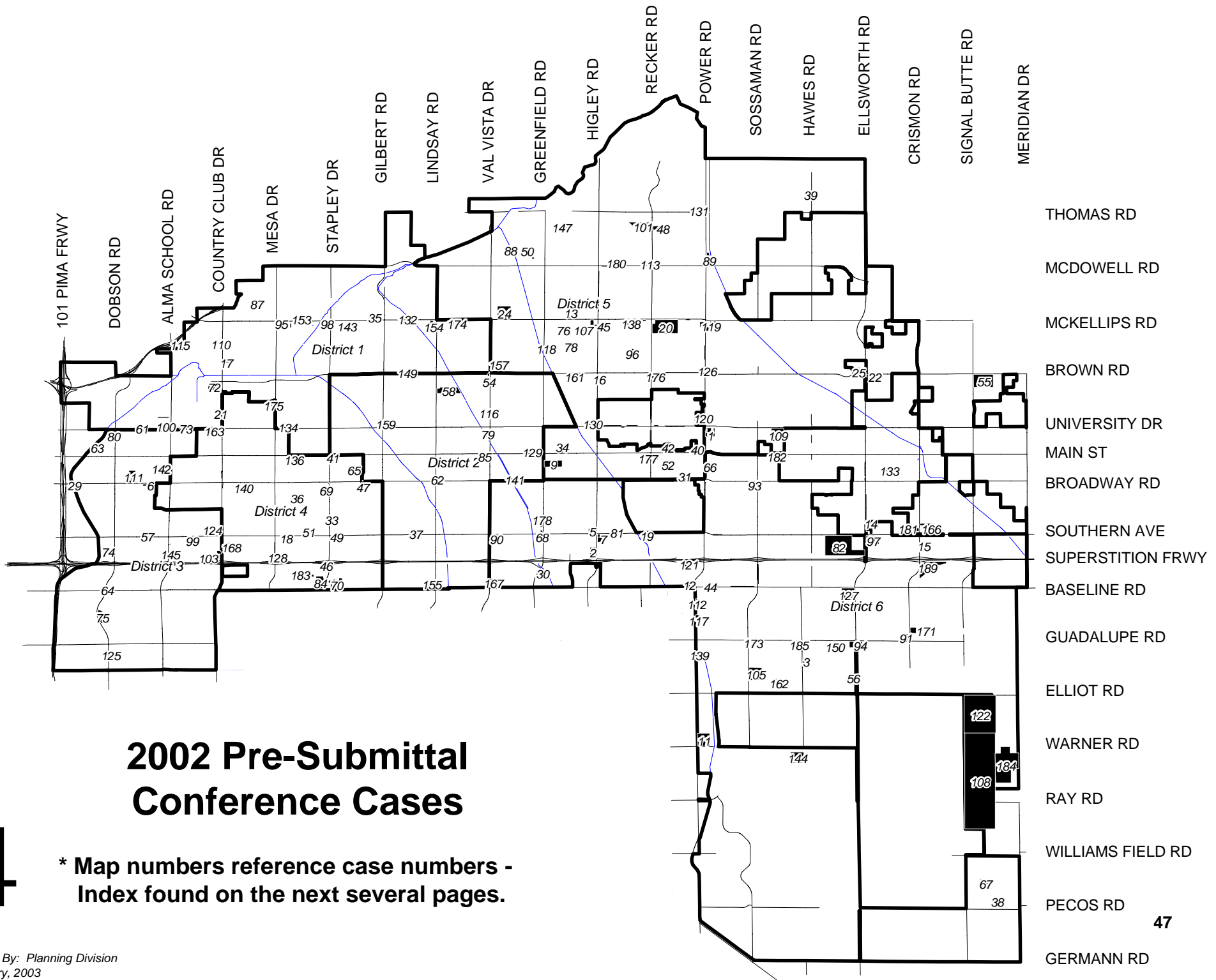
PURPOSE & DEFINITION

To provide better customer service, the City of Mesa Planning Division has implemented a required pre-submittal review process for all projects that will progress through Mesa's approval processes. This process has been implemented to streamline the subsequent formal review periods.

The Pre-Submittal Conference Meeting is intended to provide applicants, landowners, and those in the development community general information regarding the general plan land use designation and policies as well as zoning, site plan and preliminary plat information, development review process information and design review information prior to the formal submittal of a project. The information provided to the City of Mesa Planning staff may be general in nature and is based on the information provided by the applicant and does not constitute a formal review of an application. A Planning Pre-Submittal Conference Meeting is required prior to a formal submittal to the Planning and Zoning Board, City Council, or the Design Review Board.

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*** Map numbers reference case numbers -
Index found on the next several pages.**



Pre-Submittal Conference Cases for 2002

Case #	Cross Streets	Project Narrative	Request
PS02-001	Power & University	Create a gated townhome community with recreational amenities	Amend zoning to R-3 PAD from C-2
PS02-002	Higley Road & Baseline Road	Addition of 1200 square foot to the front of Lowe's and an addition of 2000 square feet for an enclosed storage facility on site.	Permission to obtain permits
PS02-003	Hawes & Guadalupe Roads	Farnsworth Holdings, Inc., proposes a twin home single family residential district. Developer will provide amenities including pool, ramada, and playground equipment. Units will mix one & two stories with varying color schemes & elevations.	Developer has designed neighborhood per General Plan- medium-high density residential; about 6 units per acre.
PS02-004	Main & Stapley	Addition to current building for storage	Design Review
PS02-005	Southern Ave & Higley Rd	New construction on 3 parcels for retail building and drive thru restaurant. Loop road and frontage landscape by Walgreens developers	Site plan review for submittal to Design Review Process
PS02-006	Broadway & Longmore Rds	Proposed variances to existing property to include improvements in landscaping, buffering to adjacent neighborhoods, and expansion of shallow lot line.	Pre-application for design review and variance hearings
PS02-007	Southern Ave & Higley Rd	New shopping center with market shops.	Planning approval
PS02-008	Baseline Rd & Ellsworth Rd	A new neighborhood retail center with a market anchor, shps & pads.	Site plan comments before P&Z and design review
PS02-009	Greenfield & Main	Tennis club courthouse. Addition on existing social center, approximate dimensions 8' x 24' (200 sq ft)	Addition to existing building

Case #	Cross Streets	Project Narrative	Request
PS02-010	Ellsworth Rd & Southern Ave	Approximate 5000 sqft new Big O Tire sote on .97 acres. Building shall serve retail tire sales and service in a new CMU building.	Approval through Design Review process of site, building, and landscape plans.
PS02-011	Power & Warner Roads	1. Horizontal embellishments of pavers in some areas to be replaced with more aesthetically appreciated vertical architectural accents in planter areas on main drive of Builders Park. 2. Change color of deco stone on approved screen walls.	Design Review
PS02-012	Baseline & Power Roads	Development of a 2-story, 62 room hotel w/ basement. Proposed hotel specializes in theme luxury suites.	Site plan amendment & modification of 2 acres of Superstition Lake at Superstition Springs
PS02-013	Falcon Drive & McKellips Road	Restaurant/bar facility. Beer & wine only with a family & outdoor activitiy atmosphere. The third "monastery"	Design Review Approval
PS02-014	Southern Avenue & Ellsworth Road	Commercial Shopping Center	Site plan amendment
PS02-015	Southern Ave & Crismon Rd	Construct the convenience store within the Crismon Business Park	Construct a 7-11 convenience store
PS02-016	Brown Road & Higley Road	Convert Boston Chicken into a Big O tire store. Add-on, remodel for auto service. Corner parcel currently zoned for a tire store at the NEC, this project is on the SWC	Site plan modification
PS02-017	1/2 mile N of Brown on Country Club	Construct (5) 4-unit, 3 bedroom, 2 bath residential apartments; two story townhouse plan	Site plan review
PS02-018	SEC Southern Avenue & Mesa Drive	Installation of a pre-fabricated purified water vending station. Purified water will be automatically dispensed to neighborhood customers for the current price of 25 cents a gallon. This station will be serviced and cleaned daily by a trained technician.	DR approval of station with landscaping as proposed
PS02-019	SWC of Southern Avenue & Leisure World Boulevard	A 4000 square foot retail building on an existing pad near Superstition Springs Mall. The perimeter landscaping and parking lot screen walls were completed last year as part of a 20,000 square foot building (5959 E. Southern)	Site plan approval for a retail/office buildign

Case #	Cross Streets	Project Narrative	Request
PS02-020	Recker Road/McKellips Road	467 space manufactured home subdivision (R1-6 PAD)	Rezone to a manufactured home park (R-4)
PS02-021	University Drive & Country Club Drive	Office/retail building, 6000 sqft. New owner will occupy 4000 sqft in Building B; 2 buildings, single story with courtyard. Group commercial	Requesting planning opinion: are changes shown on the site plan and elevations substantial enough to require submittal to Design Review?
PS02-022	SEC Brown Road & Ellsworth Road	Add storage and cooler addition to an existing convenience store	Site plan & building exterior revision approval
PS02-023	Broadway Road & Stapley Drive	Development of a 1.74 acre parcel of land located at Broadway & Stapley for a Quick Trip.	Rezone from a R-2 & C-2 to C-2
PS02-024	McKellips Rd & Val Vista Dr	35 lot single family residential gated community, minimum lot size is 35,000 sqft	Pre-submittal review for preliminary plat submittal to planning & zoning
PS02-025	Brown Rd & Ellsworth Rd	CVS Pharmacy as part of an overall commercial development.	Site plan amendment for the proposed development of a CVS Pharmacy at the immediate NWC of Brown & Ellsworth Roads
PS02-026	Baseline Road & Greenfield Road	The building will comprise a total of 20,460 square feet, 17,880 above ground and 2,580 square feet in the basement. The project will contain 67 parking stalls where only 48 are required.	New office building
PS02-027	Broadway Road & Bellview	Transitional housing with supportive service for pregnant or post partum women with children 4 years old or younger who have substance abuse and may also have mental health issues. 24 units of new construction housing, single story building.	Design Review Board. Applicant wishes to run DRB concurrently with CUP
PS02-028	McKellips Road/Recker Road	Proposal to add 4 service bays to an existing recently built facility. The new addition will continue the same design as on the existing building and use the same building materials and colors.	Design Review approval.
PS02-029	Broadway Road & Price Road	This location is currently being used for a private elementary school for children ages 6-12 years old.	Request for a change of zoning from R1-9 to O-S for the purpose of including a school and care of children ages 0-6 years. No changes in building structures will be

Case #	Cross Streets	Project Narrative	Request
PS02-030	Greenfield Road & US 60	A 6.5 acre shopping center (three pads)	Design Review
PS02-031	Broadway Road & Power Road	A 20,170 sqft additional convalescent home building next to an existing 28,766 sqft building with a breeze way connecting them together.	Preliminary review of acceptable zoning and project feasibility
PS02-032	Power Road & McKellips Road	Sun Devil Auto- an automobile repair facility of approximately 6500 sqft with 14 service bays and associated amenities	Determine city process needed to develop as above
PS02-033	Stapley Drive & 9th Avenue	New church for the Canaan Missionary Baptist Church	Pre-submittal conference approval with revisions & modifications as required by the City of Mesa
PS02-034	Main Street & Greenfield Road	The applicant requests rezoning to C-3 so that WorldWide RV, the business to the east, can expand onto this site. No new construction or demolition is planned.	C-3 to allow outdoor sales of recreational vehicles
PS02-035	W of Gilbert Road & McKellips Road	To develop a 6,200 square foot Outback Steakhouse Restaurant with patio area on existing C-2 zoning, on approximately 1.2 acres of the SWC of the property.	an Outback Steakhouse restaurant attn: Jamie Butler 2202 N. Westshore Boulevard, 5th floor Tampa, FL 33607
PS02-036	Broadway Road & Horne	Phase I will consist of a duplex or a fourplex on the rear westside of the lot with a dustless drive & parking on the west side. Phase 2 will consist of 4 fourplexes on the eastside of the lot and a dustless driveway with parking. A retention area will also be created.	Design Review & Site Plan Modification
PS02-037	Southern Avenue & Lindsay Road	Two 4,000 square foot office buildings are proposed with a shared parking lot. The first building is to be built immediately in Phase I. The second building (Phase II) will be completed when a buyer/tenant is found.	Design Review Approval
PS02-038	Mountain Road & Pecos Road	A third party waste facility which will come into the transfer station from pickup trucks, cars and garbage trucks with a variety of garbage from landscape and grass clippings to construction debris and residential garbage.	Design Review submittal/approval
PS02-039	Thomas Road & Hawes Road	To construct two single family residences on individual parcels: one residence already exists	Lot split and rezone to R1-35

Case #	Cross Streets	Project Narrative	Request
PS02-040	Main Street & Power Road	Rebuilding of a restaurant/bar with parking	Design Review & variance on sideyards & landscape
PS02-041	Main Street & Stapley Drive	Add a modular building to the back of lot	Design Review
PS02-042	Main Street & N 63rd Street	Proposed combination Italian Deli/Restaurant with outdoor seating	Design Review submittal
PS02-043	Alma School Road & University Drive	Construct a townhome development on C-2 property. This project will be a 45 lot subdivision with gated access on Alma School Road and Stewart. All homes are planned to be two stories with a zero lot line on one side. A large retention area will be located on the west end of the property.	Site Plan Review/Modification & Rezoning
PS02-044	Baseline Road & Superstition Springs Boulevard	This project is an 8400 sqft multi-tenant retail building. This site had previously been approved for a 5600 sqft restaurant. The multi-tenant nature of the project requires the building to rotate 90 degrees to face parallel with Baseline Road	Site plan approval
PS02-045	SWC Higley Road & McKellips Road	Offer a high-end gourmet baked goods & lunch item restaurant/bakery.	Design Review (and Planning & Zoning?)
PS02-046	Stapley Drive & US 60	Construct a McGrath's Fish House, a medium priced family restaurant, on Pad A1 at Stapley Marketplace. This building will be 8,220 sqft. McGrath's Fish House has 14 other locations in Oregon, Idaho, Washington, and Utah.	Rezone to C-3 & Design Review
PS02-047	Broadway Road & Williams	Request to rezone existing non-conforming site to allow commercial uses, including retail and restaurants.	Rezoning
PS02-048	Recker Road, north of McDowell Road	New administration building to be built next to an existing church. A height variance is also requested for a future church to the east.	Site Plan Review & Variance
PS02-049	Stapley Drive & Southern Avenue	Construct a two story masonry building with 5 bay doors to be used as a auto glass tint and car stereo installation center. This center will not be used for auto repair. The second floor will be used for storage. The existing building to the south, a pager and cellular phone store, will remain.	Design Review

Case #	Cross Streets	Project Narrative	Request
PS02-050	McDowell Road & Greenfield Road	Construct two buildings, one office at 3,000 sqft and one manufacturing/warehouse at 16,500 sqft.	Design Review
PS02-051	Southern Avenue & Horne Road	Construct two retail/warehouse buildings that will be flexible to be auto related or office/warehouse. A self serve car wash to the south will remain. Both buildings will total 14,056 sqft.	Design Review
PS02-052	63rd Street & Arbor Avenue	Construct a 6 buildings totalling 32,000 sqft designed to be medical/dental. The buildings will vary from one to two stories. Each building will range from 4,000 sqft to 9,000 sqft.	Design Review
PS02-053	University Dr & Power Rd	Development of a commercial shopping center to include a 56,356 square foot Food 4 Less grocery anchor with fuel facility, 38,298 square foot multi-tenant retail along with two out parcels.	Site Plan Review
PS02-054	University Drive & Val Vista Drive	Demolish the existing gas station and redevelop the site as a CVS Pharmacy. The pharmacy would be 12,000 sqft stand alone building.	Design Review
PS02-055	Signal Butte Rd & Brown Rd	This project is for a neighborhood shopping center. Adjacent land is vacant with some scattered residential. Retail merchants will occupy this development.	Rezoning
PS02-056	Ellsworth Road & Elliot Road	Construct a residential subdivision of 390 homes in 3 different residential enclaves. The projected gross density is 5.87 DU/AC. Recreational open space amenities will include swimming pools/spas, picnic areas, a tot lot and informal play/open space areas.	Rezone to R1-6 PAD
PS02-057	Southern Avenue & Longmore Road	Exterior and interior changes to an existing M & I Bank on Southern Avenue. Interior changes include increased employee security, improvement of customer service facilities, and rework existing teller line station. Exterior improvements are renovating of dated existing elevations.	Design Review
PS02-058	Lindsay Road & Brown Road	Central Christian Church is considering expanding their existing facilities to add more office space and more classrooms. Both will be in separate buildings.	Site Plan Modification
PS02-059	Brown Rd & Recker Rd	Construct a freestanding 12,000 sqft pharmacy on a 1.5 acre parcel at the SEC of Brown & Recker Rds.	Design Review

Case #	Cross Streets	Project Narrative	Request
PS02-060	Alma School Rd & Southern Ave	This project will consist of a new 7,500 sqft restaurant with outdoor seating totaling 1200 sqft. The building entrance will face south onto Grove Ave with a 5 story parking garage to the north. Trash containers are to the rear of the property as far away from view as possible.	Site Plan Review/Modification
PS02-061	University Dr & Longmore	Industrial Personnel will be providing temporary employment to our clients located in the East Valley. This siet is utilized for our employees to obtain work. They will also be paid by check at this location. Industrial Personnel's occupancy at this location should not exceed twenty five people at any one given time. The space that we lease	Council Use Permit
PS02-062	Lindsay Rd & Broadway Rd	Applicant wishes to transfer pawn license from previous business address at 330 S. Gilbert Rd to current address due to the economy and local conditions.	Council Use Permit
PS02-063	Main Street & Dobson Road	Develop twenty multi-family rental units on a vacant parcel of R-4 zoned land. The project will contain 3 two story buildings on this irregular-sized parcel. Common area is located to the north adjacent to a canal and the City of Mesa/City of Tempe border. Two parking spaces have been provided per unit: one covered and one uncovered.	Site Plan Review/Modification
PS02-064	Baseline Road & Dobson Road	Demolish the existing automobile service bay building, fueling canopy and fuel system for the existing gas station. The new project will be a 2,500 sqft convenience store, a new service bay building, self-serve car wash bay, new fuel canopy and fuel system.	Site Plan Review/Modification
PS02-065	Stapley Dr & Main St	A master site plan to construct a new gymnasium, administration building, new classrooms, a chapel, and new maintenance building for Christ the King Catholic Church.	Site Plan Review/Modification
PS02-066	Broadway Road & Power Road	Construct two identical medical offices at 4,950 sqft each.	Design Review
PS02-067	Mountain Road & Pecos Road	Construct a new building to allow the storage of plastic drums (both empty and full) of chemicals that are sold from this facility.	Site Plan Review/Modification and Design Review
PS02-068	Southern Avenue & Greenfield Road	Construct a 12,000 sqft CVS Pharmacy at the location of Southern Avenue & Greenfield Road.	Design Review
PS02-069	Broadway Road & Stapley Drive	Construct 14 two bedroom apartments. Four buildings are proposed consisting of two 2 story four plex units and two 2 story tri-plex units. Parking will be centrally located with two tiled roofed ramadas for the interior common space.	Rezoning

Case #	Cross Streets	Project Narrative	Request
PS02-070	Stapley Drive & Baseline Road	Construct a fuel station at the existing Walmart	Design Review
PS02-071	McKellips Road and Higley Road	A 10,600 square foot office facility to be used by the U.S. Forest Service. The building contains a public area for requests and information and other general office uses.	Design Review
PS02-072	Brown Road & Country Club Drive	Add to the existing Radiology Department, expand the front entrance to the existing Volunteer Services Gift Shop, small expansion to the front entrance of the new Volunteers Services Department and create an employee's patio.	Site Plan Modification
PS02-073	University Drive & Alma School Road	Requesting a variance to reduce the required width of landscape area along the east property line to 5 feet wide. A building is being reconstructed due to fire damage as the result of arson.	Administrative Design Review
PS02-074	Dobson Road & Southern Avenue	Construct a 86,000 sqft, 5 story medical office building and a 7 tier 650+ space parking garage. The medical office building will be connected to the existing hospital at the 2nd floor. The new garage will replaced displaced stalls and surplus parking.	Site Plan Modification
PS02-075	Dobson Road & Baseline Road	Make improvements and additions to the Police Patrol District 1 in Dobson Ranch. Planned improvements include modifying the existing building, providing additional parking, installing a 7 foot high security wall, an electronic entry gate, 3 man gates, parking lot lighting, and new landscape and irrigation.	Design Review
PS02-076	McKellips & Greenfield Road	Approval for a multi-tenant shell building for office, warehouse, and manufacture. A 20 foot retention/ landscape area is provided on the east side of the property along with a 10 foot landscape area to the north, south, and west.	Design Review
PS02-077	Lindsay Road & Baseline Road	Convert a house on an oversized lot into a office.	Rezone
PS02-078	Mesa Commerce Center	Constructed in two phases, Phase I is to include the overall site plan and development of Lots 21 & 22 located in the Mesa Commerce Center for office and storage use. Phase I to include a new 15,200 sqft building and Phase II to include a 16,720 sqft building.	Site Plan Review/Modification
PS02-079	Val Vista Drive & University Drive	Construct a new retail motorcycle sales and service building. This 5,670 sqft building will be constructed on a vacant parcel of land	Site Plan Review/Modification

Case #	Cross Streets	Project Narrative	Request
PS02-080	Dobson Road & University Drive	Requesting a Council Use Permit to have a temporary staffing company in West Mesa. They specialize in the blue-collar industry and pay weekly and daily.	Council Use Permit
PS02-081	54th Street & Southern Avenue	Construct two single-story office buildings of 5,200 sqft each on this vacant parcel of land	Rezone
PS02-082	Ellsworth Road & Southern Avenue	Requesting a PAD amendment to allow for larger manufacturing homes on site.	Rezone
PS02-083	Southern Avenue & Greenfield Road	Construct a 13,813 sqft Eckerd Drug Store at this intersection	Site Plan Review/Modification and Design Review
PS02-084	Stapley Drive & Baseline Road	Construct a 7,500 sqft restaurant with 1,200 sqft outdoor dining named Copper Peak Grille and Bar. The outdoor dining is set in a pedestrian friendly location as a further visual enticement.	Site Plan Review/Modification & Design Review
PS02-085	Val Vista Drive & Main Street	Construction of a distributor building.	Design Review
PS02-086	Power Road & Broadway Road	Construct a 11,293 sqft single story building medical building on 1.48 acres.	Site Plan Review/Modification
PS02-087	Center Street & McKellips Road	Subdivide land from the current 8 acre parcel into 30 smaller parcels. 30 semi-custom homes are to be placed on these smaller parcels.	Rezone
PS02-088	Greenfield Road & McDowell Road	Construct a new 2,080 square foot office building and a furniture warehouse building.	Site Plan Review/Modification
PS02-089	Power Road & McDowell Road	Construct a neighborhood commercial shopping center with an office component. The building is to be 53,465 square feet of retail and 29,165 of office. The project will be pedestrian friendly mix of retail and office buildings, set in an environment that is different from the grocery-anchored shopping center that already exist nearby.	Rezone

Case #	Cross Streets	Project Narrative	Request
PS02-090	Southern Avenue & Val Vista Drive	Locate a proposed 25,000 square foot "Green Grocer" grocery store inside a vacant United Artist building. This major anchor will benefit the rest of this shopping center.	Design Review
PS02-091	Crismon Road & Guadalupe Road	Construct a retail center consisting of a 12,000 square foot major and two pads, one at 5,500 square feet and the other at 3,000 square feet. There will also be two offices at 4,800 square foot each and three shops.	Design Review
PS02-092	Power Road & Main Street	Obtain a Council Use Permit to operate 67th Street Pawn. The owner has owned this property for 20 years and has closed the previous business.	Council Use Permit
PS02-093	Broadway Road & Sossaman Road	Construct two medical offices with some medical retail uses. The buildings will be identical and not be in conjunction with the existing medical buildings to the west.	Design Review
PS02-094	Ellsworth Road & Guadalupe Road	Construct a neighborhood shopping center on this 12 acre parcel. The shopping center will be anchored by a grocery store and a drug store. The project will also include several freestanding pads and roughly 20,000 sqft of in-line retail shop space.	Design Review
PS02-095	Mesa Drive & McKellips Road	Build a 7 building office condominium project consisting of 33,908 sqft of office space.	Site Plan Review/Modifciation
PS02-096	McKellips Road & Recker Road	Build 20 single family homes ranging in size from 1500 sqft to 2100 sqft plus garage. This project is located to the north of the Alta Mesa Country Club clubhouse entrance.	Site Plan Review/Modification
PS02-097	Southern Avenue & Ellsworth Road	Construct a freestanding 14, 129 sqft Eckerd Drug Store on a 2.05 acre site.	Design Review
PS02-098	McKellips Road & Stapley Drive	Construct a 14,308 sqft freestanding Eckerd Drug Store on a 1.90 acre site.	Design Review
PS02-099	Southern Avenue & Extension	Constuct a 14,129 sqft freestanding Eckerd Drug Store on a 1.74 acre site.	Design Review?

Case #	Cross Streets	Project Narrative	Request
PS02-100	University Drive & Alma School Road	Demolition of approximately 40,000 sqft of retail buildings on the north portion of the lot and construct a grocery store at 54,724 sqft plus an additional pad for gasoline and fast food.	Design Review
PS02-101	Thomas Road & 54th Street	Construct Red Mountain Commerce Center, a light industrial business park. There will be 12 industrial buildings and 1.12 lots per acre density.	Rezone & Preliminary Plat
PS02-102	Stapley Drive & Baseline Road	Site area of 19.58 acres to be divided up into 4 parcels. Two parcels along Stapley Drive are 2.04 acres and 1.65 acres to be developed as commercial pads. The 1.74 acre site along Baseline is to be commercial as well. Two 2 story buildings are proposed for the site.	Design Review
PS02-103	US 60 & Country Club Road	A vacant 14,300 square foot building that was previously a theater to open a family entertainment establishment.	Rezone
PS02-104	Country Club Drive & University Drive	Existing building used to be a beauty salon, to become a child care center. Currently, the site is non-conforming. Specific variances requested for this R-4 property.	Board of Adjustment- Variances
PS02-105	Sossaman Road & Elliot Road	Subdivide a 27.95 acre parcel into 23 residential lots. The property is currently zoned R1-43. Applicant is coming through for a Preliminary Plat request. However, the general plan states that this area is mixed-use.	Preliminary Plat
PS02-106	Main Street & Greenfield Road	Construct a 14,129 square foot free-standing Eckerd Drug store on a pad on the NWC of Main & Greenfield.	Site Plan Review & Modification
PS02-107	McKellips Road & Greenfield Road	A 20,402 square foot addition to a 35,900 square foot existing office/warehouse building. The project is the first part of a master plan to develop a series of additions on to the site.	Design Review
PS02-108	Warner Road & Signal Butte Road	A proposal for 558 acres to be a Planned Area Development with a variety of proposed land uses from large-lot single family detached homes to high density cluster development.	Rezoning
PS02-109	Sossaman Road & University Drive	This 28.8 gross acres of vacant land: 3.0 acres to be rezoned as light commercial with the remaining parcel to be developed as R1-6 PAD. The residential piece will consist of 136 lots.	Rezoning

Case #	Cross Streets	Project Narrative	Request
PS02-110	County Club Drive & Ivyglen Street	Construct a two story building of approximately 18,000 square feet for a veterinary medical clinic providing specialized and critical care to companion animals.	Design Review
PS02-111	Broadway Road & Dobson Road	A business that allows individuals to buy or sell their privately owned vehicles. The sellers park their cars on the lot for a small fee to Owner's Auto Mart and all transactions are handled directly between the buyer and the seller. Employees of Owner's Auto Mart will be on site to help.	Site Plan Review/Modification
PS02-112	Kiowa Avenue & Power Road	Construct a retail shopping center. Phase I will provide a 3.92 acre one story retail shopping center.	Design Review
PS02-113	McDowell Road & Recker Road	Construct a 12,000 square foot free-standing CVS Pharmacy at this corner location.	Site Plan Review/Modification
PS02-114	NWC Brown Road & Ellsworth Road	CVS Pharmacy to build a 12,000 square foot free standing neighborhood pharmacy at this location.	Design Review
PS02-115	McLellan Road & Alma School Road	Construct a gated luxury apartment community consisting of 240 rental units. The net site area is 13.5 acres.	Rezoning
PS02-116	Val Vista Drive & University Drive	Rezone the current property from R1-15 to O-S. Currently, there is a home on the property. The owner wishes to remodel the home to create a wedding and reception facility.	Rezone
PS02-117	Power Road & Guadalupe Road	Construct a one and two story building with 29,268 leasable square feet.	Design Review
PS02-118	Greenfield Road & McLellan Road	Construct Bellerose Place Apartments, featuring 7 apartment buildings each with four 3 bedroom, 2 bath residences. Each building will be financed and owned individually where the common areas will be maintained by a property owners association.	Site Plan Review
PS02-119	Power Road & McKellips Road	Design Review for Pad 2 of McKellips Marketplace. This site plan has already been voted on by council. This submittal is for a 5,000 square foot building and 2,500 square foot outdoor dining area.	Design Review

Case #	Cross Streets	Project Narrative	Request
PS02-120	Power Road & University Drive	Construct a 663 square foot outdoor patio onto an existing Famous Sams.	Patio Addition
PS02-121	Superstition Springs Boulevard & US 60	Construct an office/restaurant park within the Superstition Springs area. The project may consist of restaurants, such as PF Changs, Rockfish, Abuelos Mexican Food Embassy, and Red Robin.	Site Plan Review/Modification
PS02-122	Elliot Road & Signal Butte Road	Create a new master-planned community to be called Nova Vista Estates. This DMP will feature a centrally located park with a school and open space. The scope of this area is 240 acres located on the southeast corner of Elliot Road and Signal Butte Road.	Rezoning
PS02-123	Stapley Drive & Inverness Avenue	Construct a freestanding 4,160 square foot Chick-fil-A restaurant at the NWC of Stapley Drive & Inverness Avenue.	Site Plan Review/Modification & Design Review
PS02-124	Southern Avenue & Country Club Drive	Construct a patio cover for the outdoor seating area for Sonic Drive In	Design Review
PS02-125	Dobson Road & Guadalupe Road	Construct a patio cover for the outdoor seating area for Sonic Drive In	Design Review
PS02-126	Power Road & Brown Road	Construct a patio cover for the outdoor seating area for Sonic Drive In	Design Review
PS02-127	Baseline Road & Ellsworth Road	Design Review for a retail development anchored by a Safeway on the SWC of Baseline Road and Ellsworth Road.	Design Review
PS02-128	Mesa Drive & Superstition Freeway	Construct twenty single story apartment units in six buildings surrounded by parking and a swimming pool. The entrance will be off of Holmes Avenue.	Rezoning
PS02-129	Greenfield Road & Main Street	Rezone from C-2 to C-3 to an existing 20,000 square foot multi-tenant strip retail center.	Rezone

Case #	Cross Streets	Project Narrative	Request
PS02-130	University Drive & Higley Road	Construct a 40,000 square foot grocery/retail store with 5 smaller retail/office buildings totalling 30,090 square feet. This is to be developed on 9.22 acres.	Site Plan Review/Modification
PS02-131	Thomas Road & Power Road	Construct 350 degree Bakery & Café, a 4200 square foot high-quality fast food establishment that serves lunches.	Site Plan Review / Modification & Design Review
PS02-132	McKellips Road & Gilbert Road	Re-open a refueling facility and convenience store. Old underground tanks and old pumps have already been removed. New tanks and pumps to be installed and the station will be branded by a Union 76.	Special Use Permit
PS02-133	96th Street & Balsam Avenue	Construct Ventana Estates II Apartment Homes, adjacent to existing multi-residence housing. There will be 96 units, 48 two bed, two bath and 48 three bed, two bath apartment homes.	Site Plan Review / Modification
PS02-134	Mesa Drive & University Drive	Construct a duplex on vacant land at the corner of 4th Place and Hobson.	Design Review
PS02-135	Ellsworth Road & Guadalupe Road	Construct a 63,000 square foot grocery store and 20,000 square feet of inline shops. There will be three additional outparcel pads for commercial development.	Site Plan Review
PS02-136	Main Street & Mesa Drive	Demolish the present motel at 651 E Main St and replace with a new 42 guestroom motel.	Site Plan Review / Modification & Design Review
PS02-137	Baseline Road & Roslyn Road	Design Review for a 8,400 square foot multi-tenant retail building.	Design Review
PS02-138	McKellips Road & Alta Mesa Drive	Construct 97 3-story townhomes and 114 units in triplex buildings throughout the complex. There will be a total of 211 units. The building product models what is going to be built at Tivoli at Augusta Ranch	General Plan Amendment and rezone
PS02-139	Elliot Road & Power Road	Construct a 18,000 square foot single story multi-purpose facility (worship facility) that will include a child care center, grade school and secondary education classrooms.	

Case #	Cross Streets	Project Narrative	Request
PS02-140	Broadway Road & Country Club Drive	Scrap metal business requesting a Council Use Permit. This business buys and packages scrap metal for resale.	Council Use Permit
PS02-141	Val Vista Drive & Broadway Road	Construction and subsequent rental of a commercial building	Site Plan Review/Modification
PS02-142	Alma School Road & Broadway Road	Construct a 6,000 square foot covered storage area at an existing steel product manufacturing plant.	Site Plan Review / Modification
PS02-143	McKellips Road & Stapley Drive	Design this patch of dirt into a practice area for golfers to the adjacent Royal Palms Golf Course. The practice area will consist of a tee area, practice green for practicing bunker shots, and chip shots. A short game area where players will hit toward target greens at several intervals.	Site Plan Review / Modification
PS02-144	Hawes Road & Warner Road	Construction of a 18 lot commerce park near Williams Gateway Airport. Lot 18, located on Hawes Road, appears to be a shopping center with numerous buildings.	Design Review
PS02-145	Southern Avenue & Alma School Road	Renovation of an existing Black-Eyed Pea restaurant to a Eyeglass World. The interior will be completely changed while some changes will occur on the outside	Design Review
PS02-146	Higley Road & Southern Avenue	Development of a 2.91 acre parcel of land. This parcel is zoned C-2. Quiktrip wants to build a 5,419 square foot convenience store with 10 double-sided fuel dispensing units.	Design Review
PS02-147	Virginia Street & Greenfield Road	Construct a 8,360 square foot office warehouse building on Lot 9 at Falcon Industrial Park.	Site Plan Review / Modification
PS02-148	McKellips Road & Mesa Drive	Rezone the property from R1-43 to C-3 to put in a paved RV and boat storage yard.	Rezone
PS02-149	Brown Road & 23rd Street	Construct two garden office building, each 6,230 square feet with frontage along Brown Road.	Rezoning

Case #	Cross Streets	Project Narrative	Request
PS02-150	Guadalupe Road & Future Loop 202	Building a 300 unit apartment complex at the SEC of Guadalupe Road and the future Loop 202 freeway. The design of these units will allow for more open space, spacious floor plans, ramadas, and barbeque areas.	Site Plan Review / Modification
PS02-151	Juanita Avenue & Solomen Drive	Construct 2 identical buildings on 2 adjacent lots. Each building will be 9,344 square feet.	Design Review
PS02-152	Greenfield Road & McDowell Road	Construct office/warehouse in Dover Industrial Park, Unit One.	Staff cursory review
PS02-153	Horne Road & McKellips Road	Construct a 40,000 square foot grocery/retail store with a drive-thru pharmacy.	Site Plan Review / Modification
PS02-154	Lindsay Road & McKellips Road	Phase I consists of a 40,000 square foot grocery/retail store with parking and landscaping. Phase 2 will be 19,000 square feet of retail. Phase 3 will consist of a gas station. Phase 4 will be three pad parcels from .75 acres to 1.11 acres.	Site Plan Review / Modification
PS02-155	Baseline Road & Lindsay Road	Construct a 39,910 sqft Wal*Mart and a restaurant at the NWC of Lindsay Rd & Baseline.	Site Plan Review / Modification
PS02-156	Baseline Road & Stapley Drive	Replace existing gas station and convenience store with a brand new Bank of America branch	Site Plan Review / Modification
PS02-157	Brown Road & Val Vista Drive	Incorporating a AG parcel of land into the White Dove Estates subdivision and having it rezoned R1-35 PAD.	Rezone
PS02-158	Brown Road & Val Vista Drive	Construct a 12,000 square foot building for commercial open space. This building is to be constructed to the east of the existing church. This property is located within the Citrus Sub-area of Mesa	Rezone
PS02-159	Gilbert Road & University Drive	Create a new face-lift for the Sanctuary and Fellowship Hall, develop a new entry plaza, remodel the interior of the Sanctuary, redevelop the parking to the east and a new exterior sign.	Site Plan Review / Modification

Case #	Cross Streets	Project Narrative	Request
PS02-160	48th Street & McLellan Road	Construct a single story building in a industrial park for an Electrical Contractor.	Site Plan Review / Modification
PS02-161	Brown Road & 48th Street	Expanding the existing Baptist Church of mesa with a new Christian education building. This new building will be 2 stories including a basement for 12,286 square feet for a total of 36,858 square feet.	Site Plan Review / Modification
PS02-162	Hawes Road & Elliot Road	Rezone from R1-43 to C-3 for a commercial plumbing use.	Rezoning
PS02-163	University Drive & Country Club Drive	Rezone a 1,990 square foot home into a residence. They are requesting a SUP for an accessory living quarter for this O-S zoning. Originally zoned R1-9.	Rezoning
PS02-164	University Drive & Extension	Construct a single story Filiberto's Mexican restaurant on a vacant pad in the existing Continental Plaza Shopping Center.	Design Review
PS02-165	Southern Avenue & Stapley Drive	Construct an additional building behind existing retail store. The new building will be 3,500 square feet and have 3 bay doors for automobile stereo installation and window tinting.	Design Review
PS02-166	Crismon Road & Southern Avenue	Construct Coyote Landing Apartments, a 256 unit apartment complex with a recreation building/office, pool area, and other recreation facilities.	Site Plan Review / Modification
PS02-167	Val Vista Drive & Baseline Road	Design Review for two one story buildings behind the restaurant pads on the NEC of Baseline Rd & Val Vista Dr	Design Review
PS02-168	Country Club Drive & Southern Avenue	Amend a previously approved site plan for this R-2 PAD for 142 "single family detached condominium" form of ownership.	Rezoning & Preliminary Plat
PS02-169	Southern Avenue & Superstition Springs Boulevard	Construct a new 10,000 sqft retail building of outparcel 1 of the Superstition Springs Power Center West. A 6,000 sqft restaurant will occupy the site with the remaining 4,000 sqft leased to two tenants	Site Plan Review / Modification & Design Review

Case #	Cross Streets	Project Narrative	Request
PS02-170	Ellsworth Road & Guadalupe Road	Construct a 14,560 sqft Walgreens Drug store at the southeast corner parcel.	Design Review
PS02-171	Crismon Road & Madero Avenue	Construct a 20,550 sqft meeting house for an LDS Church	Site Plan Review / Modification
PS02-172	Higley Road & McKellips Road	Construct 7 industrial buildings ranging from 3,000 to 10,000 square feet each.	Rezone & Site Plan Review / Modification
PS02-173	Guadalupe Road & Sossaman Road	Construct a 5,400 sqft AutoZone within the Shops at Sossaman master plan	Site Plan Review / Modification
PS02-174	McKellips Road & Lindsay Road	Construct a race cart facility & meeting space for corporate executives	Rezone & Site Plan Review / Modification
PS02-175	University Drive & Mesa Drive	Building addition to the City of Mesa Solid Waste Division and landscape improvements. This addition will give the buildings a "city campus" feel.	Site Plan Review / Modification & Building Addition
PS02-176	Brown Road & Recker Road	Renovation of an old grocery store building for inline retail shops and a health club. Construction of a new building will also take place which will include additional inline retail shops. The parking lot will be adjusted to meet the new parking requirements.	Design Review
PS02-177	Recker Road & Main Street	Constructing Arbor Rose Phase II, adding 28 new beds to an existing 30 bed facility. The new expansion will add approximately 15,500 sqft.	Site Plan Review / Modification
PS02-178	Greenfield Road & Florian Avenue	Construct a single story dental office building	Design Review
PS02-179	Recker Road & Main Street	Rezone from AG to C-1 PAD for a five building office condominium.	Site Plan Review / Modification

Case #	Cross Streets	Project Narrative	Request
PS02-180	Higley Road & McDowell Road	Development of a 54,805 sq. ft., 3-story, tilt-up, concrete and glass office building.	Site Plan Review / Modification & Design Review
PS02-181	Crismon Road & Southern Avenue	Construct a 11,570 sqft retail building	Site Plan Review / Modification
PS02-182	Sossaman Road & Apache Trail	Divide the property into two parcels. The "west half" is to have seven new automated batting cages with restrooms, manager's office, and vending machines.	Site Plan Review / Modification
PS02-183	Horne & Baseline Road	Build a new employee parking lot and enclosed outdoor parking area for company vehicles for the Precision Air company.	Site Plan Review / Modification
PS02-184	Meridian Road & Warner Road	Construct a residential masterplanned community consisting of 5 neighborhoods and totaling 198.7 acres.	Rezone
PS02-185	Hawes Road & Guadalupe Road	Construct a 39,910 square foot freestanding Neighborhood Grocery Store and a leased area that will contain a fuel station.	Site Plan Modification / Review
PS02-186	Baseline Road & Ellsworth Road	Construct a 3,300 square foot Wendy's in the Safeway Shopping Center located on the southwest corner of Baseline & Ellsworth	Design Review
PS02-187	Val Vista Drive & Southern Avenue	Renovate half of a old theatre for executive office suites. The other half is a charter school, buit in 1998. A possible second story may be added	Design Review
PS02-188	Power Road & Broadway Road	Development of a 3100 sq. ft. medical/dental office building.	Development Incentive Permit (DIP)
PS02-189	Crismon Road & Superstition Freeway	Construct a mix of detached homes for a high-density residential neighborhood adjacent to the Superstition Freeway. There will be three styles of homes available.	Rezone & Site Plan Review / Modification

Source: MesaPlanning Division (2002)

Annexation Cases

Annexation is the process used to incorporate parcels of unincorporated land in Maricopa County into the jurisdiction of the City of Mesa.

2002 SUMMARY

Case Number	Ordinance Number	Date Adopted	Date Effective	Acres Annexed	Sq. Miles Annexed	Sq. Miles Cumulative
A01-5	3973	03/18/2002	4/18/2002	5.13	0.008	128.822
A01-4	4008	08/26/2002	9/27/2002	11.70	0.018	128.841
A02-4	4010	09/09/2002	10/9/2002	2.04	0.003	128.844

Annexations



A01-5
5± ACRES

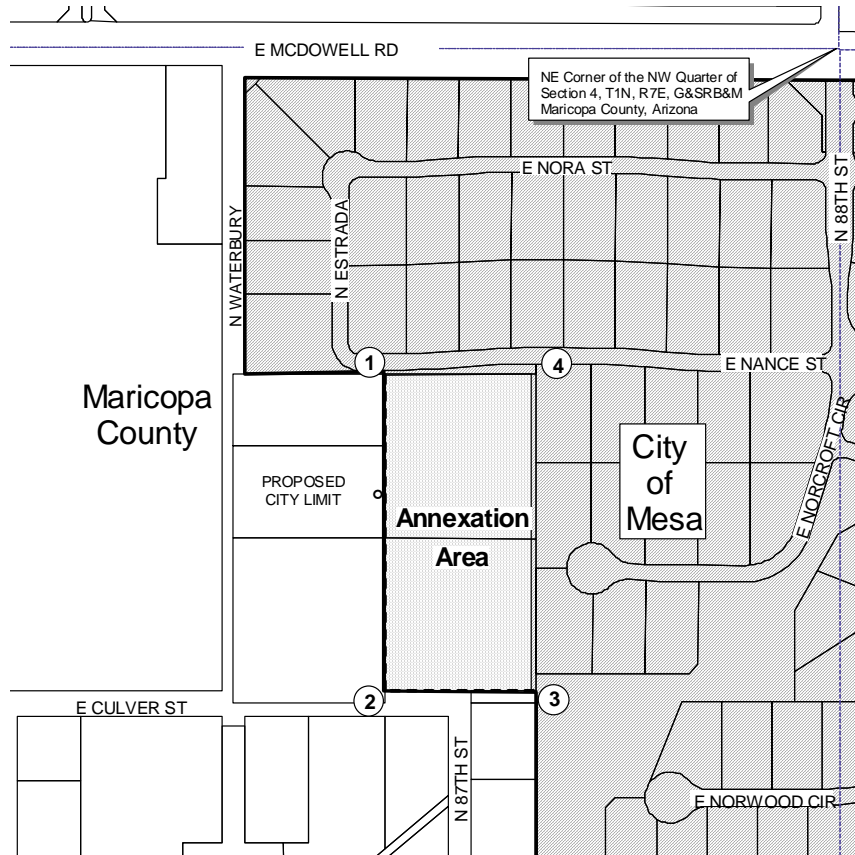



EXHIBIT "A"

Annexations

A01-4 
11.7± Acres

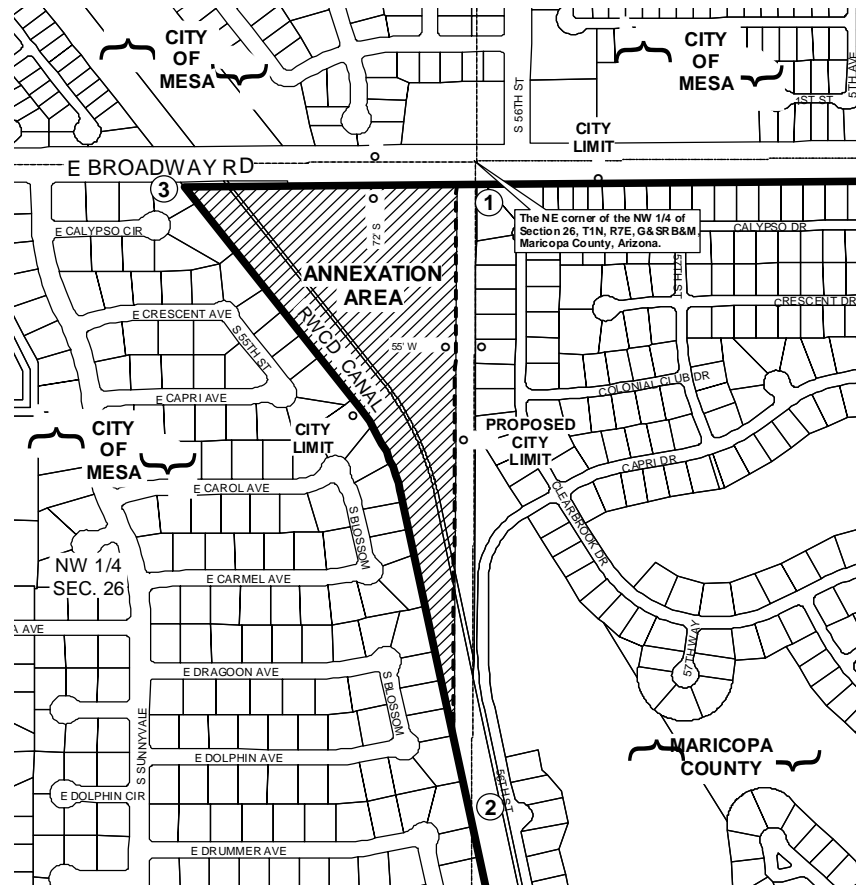


EXHIBIT "A"

Annexations

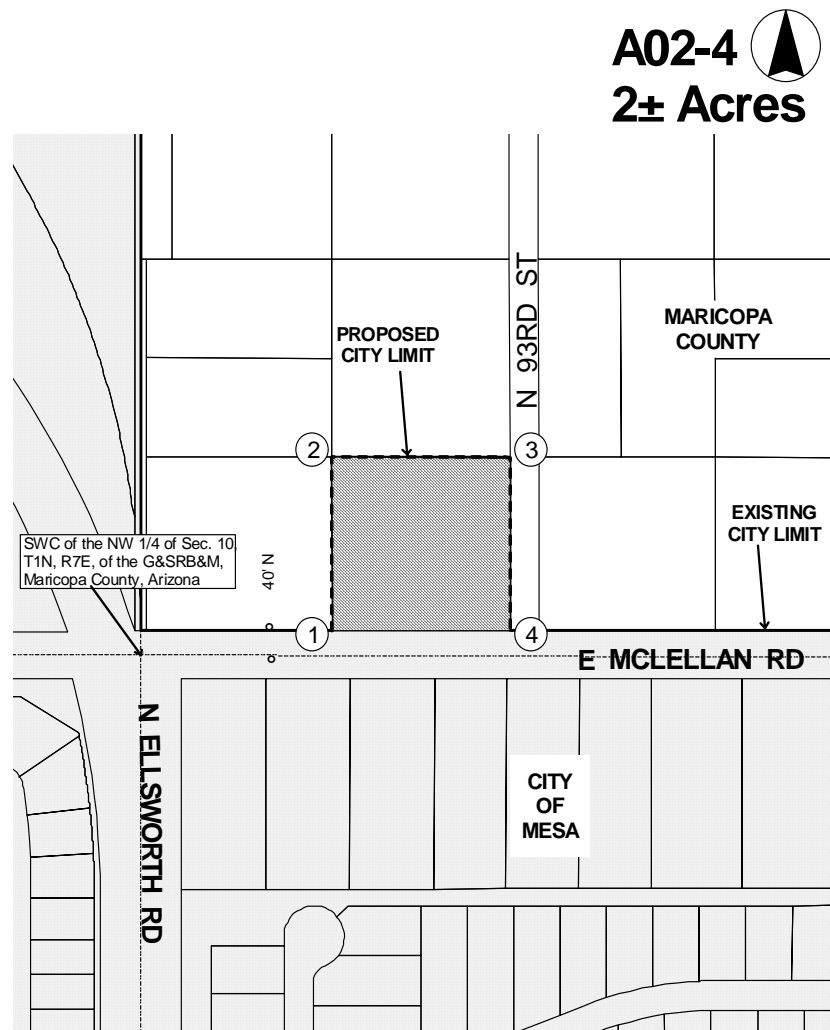


EXHIBIT "A"

Mesa Existing Land Use

Existing Land Uses

CITY OF MESA

**128.84 SQUARE MILES ARE WITHIN
MESA'S CITY LIMITS.**

RANKING SIZE BY TOTAL SQUARE MILES.

VACANT

- 26.80 Square Miles

SMALL LOT RESIDENTIAL

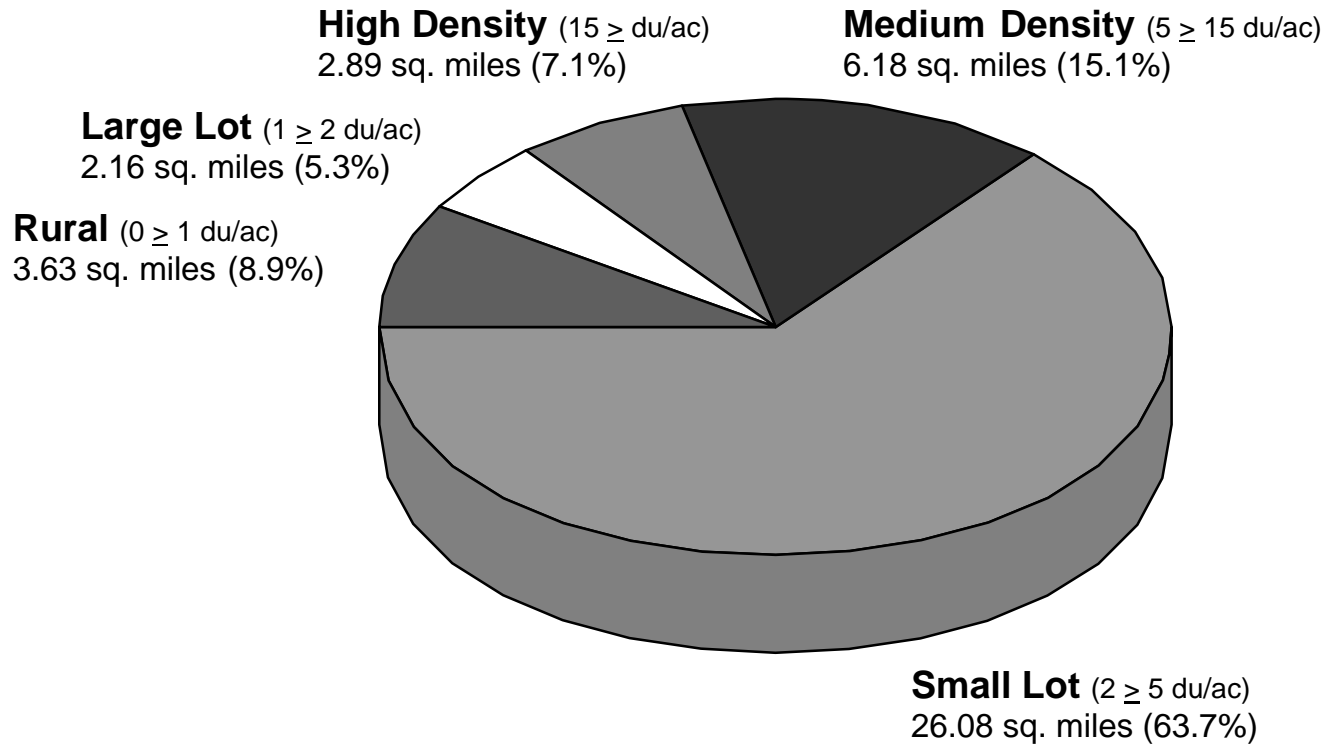
- 26.08 Square Miles

Land Use Type	Square Miles
Vacant	26.80
Small Lot Residential	26.08
Transportation	19.15
Agriculture	10.12
Recreational / Open Space	7.28
Airport	6.21
Medium Density Residential	6.18
Rural	3.63
Community Retail Center	3.14
High Density Residential	2.89
Industrial	2.78
Educational	2.46
Large Lot Residential	2.16
Public Facility	1.95
Water	1.79
Institutional	1.46
Neighborhood Retail Center	1.40
Dedicated / Non-developed	0.89
Business Park	0.72
Office	0.66
Regional Retail Center	0.32
Hotel / Motel / Resort	0.25
Warehouse / Distribution	0.18

Mesa Residential Land Use

BY SQUARE MILES & PERCENTAGE OF TOTAL REIDENTIAL LAND USE

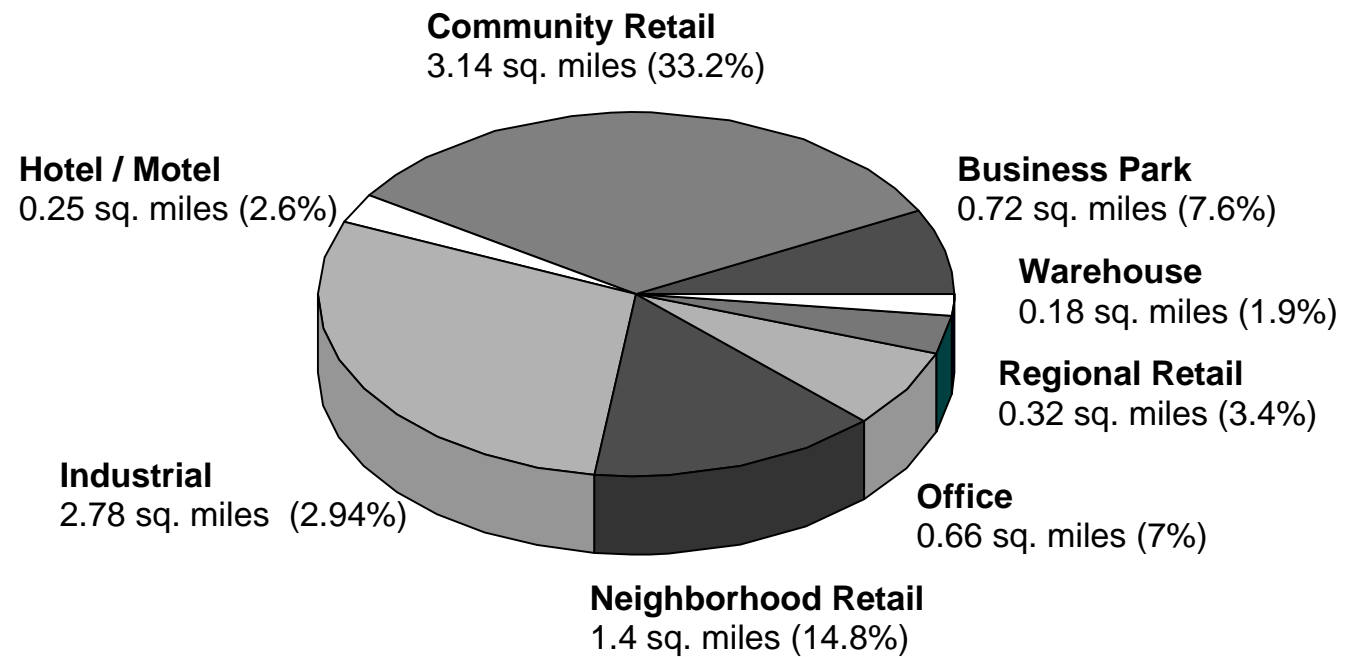
Mesa Corporate
Boundary
Consists of
128.84 Square
miles



Commercial / Industrial Land Use

BY SQUARE MILES & PERCENTAGE OF TOTAL COMMERCIAL / INDUSTRIAL

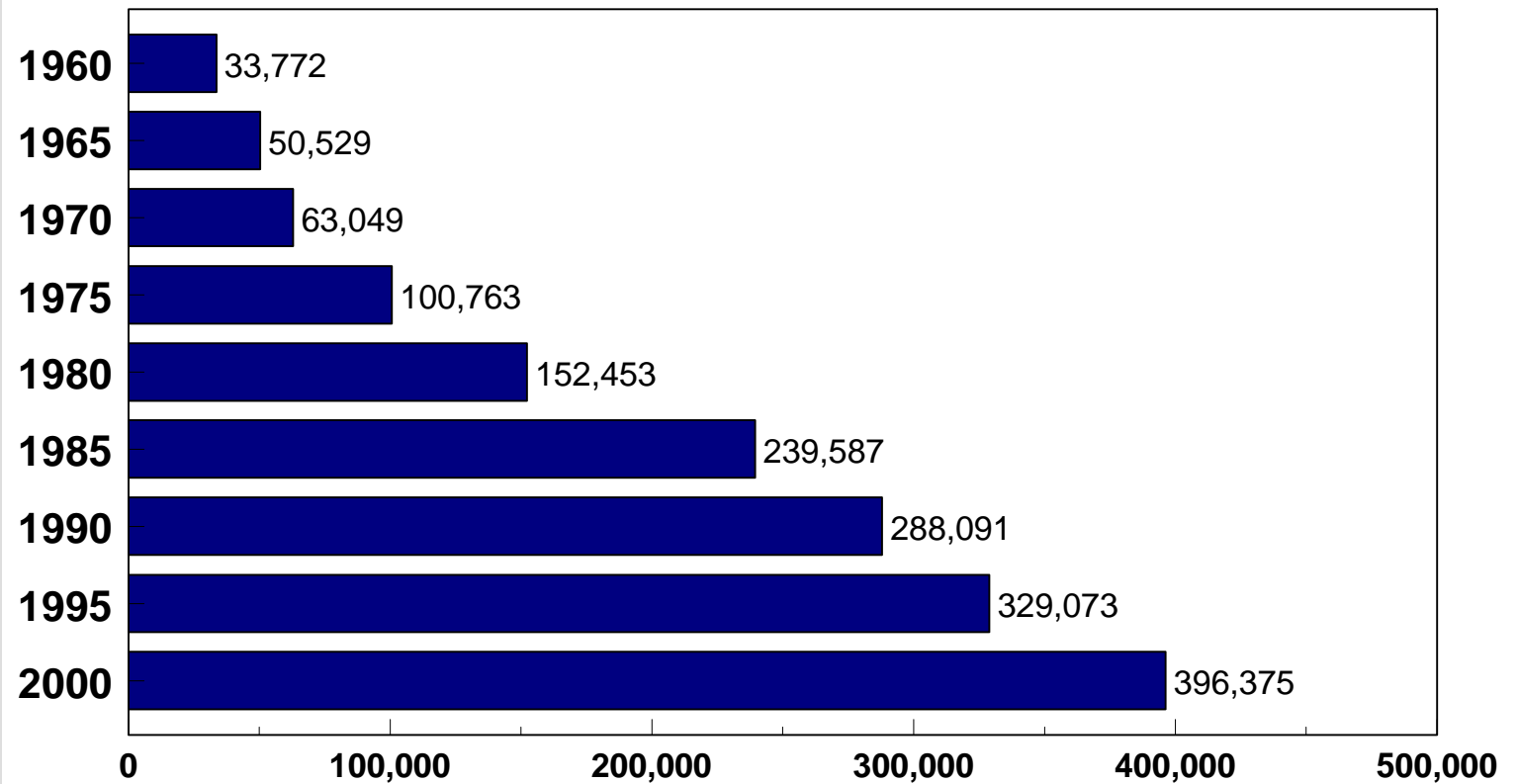
Mesa Corporate
Boundary
Consists of
128.84 Square
miles



Population & Growth Estimates

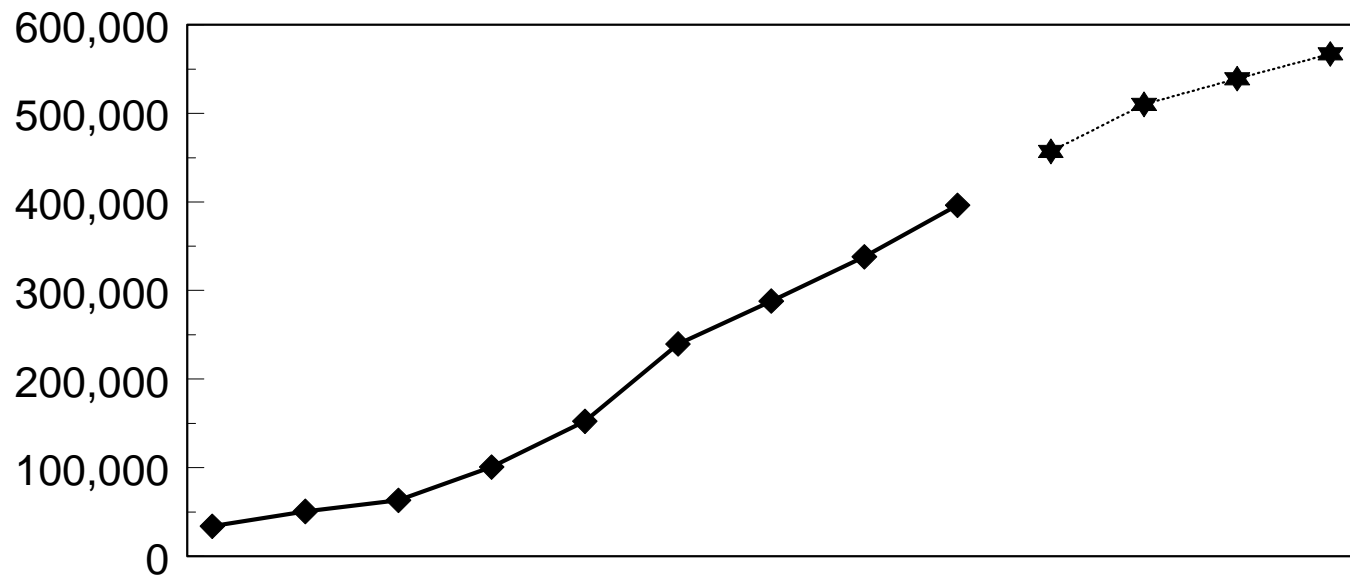
Mesa's Population Growth

*CENSUS TOTALS



Census Population Total & MAG

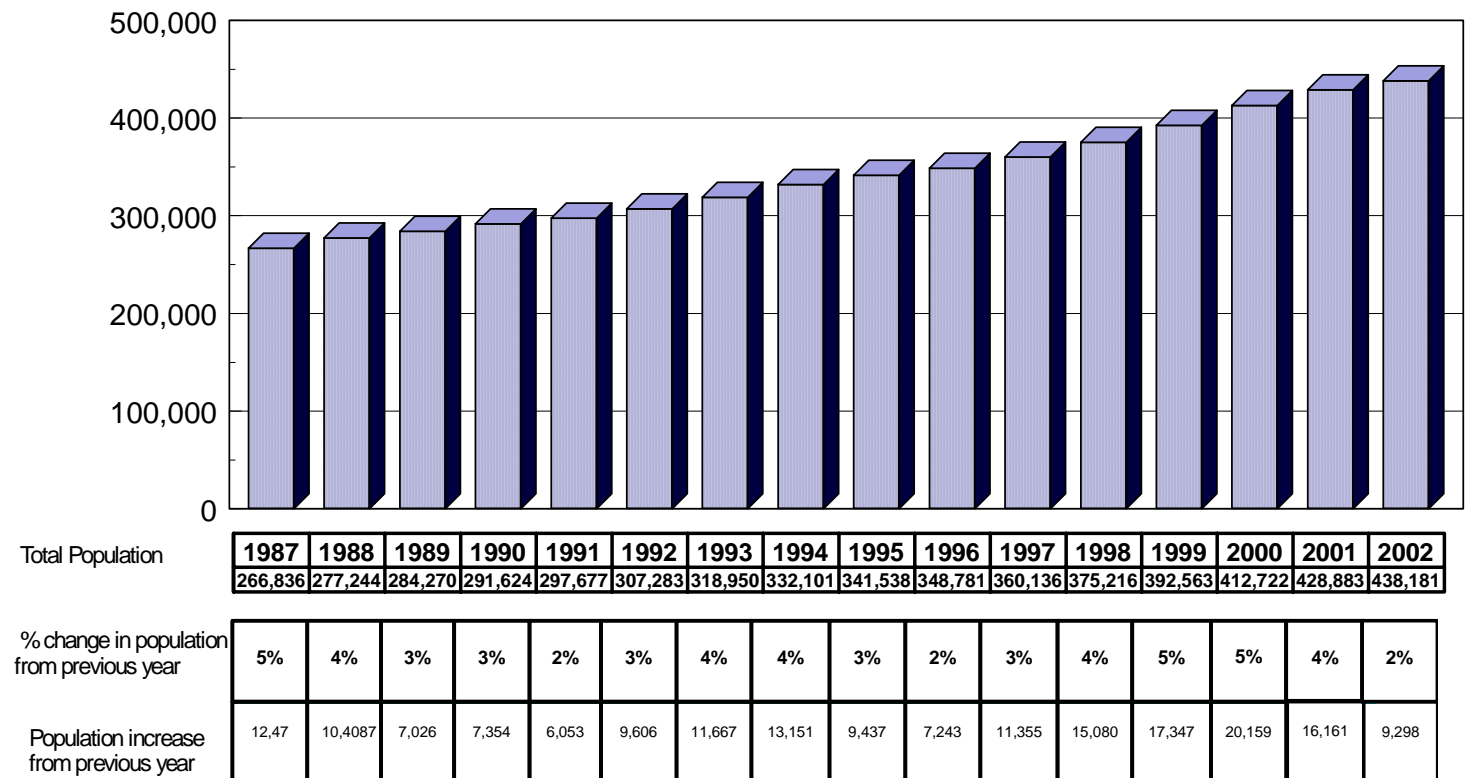
POPULATION & MAG PROJECTIONS



	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020
Census Totals ◆	33,772	50,529	63,049	100,763	152,453	239,587	288,091	338,117	396,375				
Projections ★										457,109	510,213	539,295	567,130

Population Estimates

YEAR END TOTALS FROM 1987 - 2002



Census Information

City of Mesa

Population & Dwelling Unit Totals

Year	Population	Dwelling Units	Persons per Dwelling Unit
2000	396,375	175,701	2.25
1995	338,117	152,792	2.21
1990	288,091	140,468	2.05
1985	239,587	110,166	2.17

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Mesa city, Arizona

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	396,375	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	396,375	100.0
Male.....	196,378	49.5	Hispanic or Latino (of any race).....	78,281	19.7
Female.....	199,997	50.5	Mexican.....	63,519	16.0
Under 5 years.....	32,592	8.2	Puerto Rican.....	1,513	0.4
5 to 9 years.....	30,259	7.6	Cuban.....	398	0.1
10 to 14 years.....	28,842	7.3	Other Hispanic or Latino.....	12,851	3.2
15 to 19 years.....	28,774	7.3	Not Hispanic or Latino.....	318,094	80.3
20 to 24 years.....	32,488	8.2	White alone.....	290,180	73.2
25 to 34 years.....	61,551	15.5	RELATIONSHIP		
35 to 44 years.....	56,124	14.2	Total population.....	396,375	100.0
45 to 54 years.....	43,807	11.1	In households.....	392,426	99.0
55 to 59 years.....	15,913	4.0	Householder.....	146,643	37.0
60 to 64 years.....	13,149	3.3	Spouse.....	77,267	19.5
65 to 74 years.....	26,546	6.7	Child.....	120,467	30.4
75 to 84 years.....	20,320	5.1	Own child under 18 years.....	97,786	24.7
85 years and over.....	6,010	1.5	Other relatives.....	22,067	5.6
Median age (years).....	32.0	(X)	Under 18 years.....	7,821	2.0
18 years and over.....	287,998	72.7	Nonrelatives.....	25,982	6.6
Male.....	140,763	35.5	Unmarried partner.....	8,948	2.3
Female.....	147,235	37.1	In group quarters.....	3,949	1.0
21 years and over.....	269,690	68.0	Institutionalized population.....	2,189	0.6
62 years and over.....	60,612	15.3	Noninstitutionalized population.....	1,760	0.4
65 years and over.....	52,876	13.3	HOUSEHOLD BY TYPE		
Male.....	22,468	5.7	Total households.....	146,643	100.0
Female.....	30,408	7.7	Family households (families).....	99,856	68.1
RACE			With own children under 18 years.....	48,928	33.4
One race.....	385,324	97.2	Married-couple family.....	77,267	52.7
White.....	323,655	81.7	With own children under 18 years.....	35,199	24.0
Black or African American.....	9,977	2.5	Female householder, no husband present.....	15,548	10.6
American Indian and Alaska Native.....	6,572	1.7	With own children under 18 years.....	9,848	6.7
Asian.....	5,917	1.5	Nonfamily households.....	46,787	31.9
Asian Indian.....	686	0.2	Householder living alone.....	35,519	24.2
Chinese.....	1,119	0.3	Householder 65 years and over.....	13,318	9.1
Filipino.....	1,337	0.3	Households with individuals under 18 years.....	53,272	36.3
Japanese.....	531	0.1	Households with individuals 65 years and over ..	35,707	24.3
Korean.....	553	0.1	Average household size.....	2.68	(X)
Vietnamese.....	955	0.2	Average family size.....	3.20	(X)
Other Asian ¹	736	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	932	0.2	Total housing units.....	175,701	100.0
Native Hawaiian.....	176	-	Occupied housing units.....	146,643	83.5
Guamanian or Chamorro.....	61	-	Vacant housing units.....	29,058	16.5
Samoan.....	144	-	For seasonal, recreational, or		
Other Pacific Islander ²	551	0.1	occasional use.....	18,103	10.3
Some other race.....	38,271	9.7	Homeowner vacancy rate (percent).....	2.4	(X)
Two or more races.....	11,051	2.8	Rental vacancy rate (percent).....	10.7	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units.....	146,643	100.0
White.....	333,223	84.1	Owner-occupied housing units.....	97,308	66.4
Black or African American.....	12,186	3.1	Renter-occupied housing units.....	49,335	33.6
American Indian and Alaska Native.....	9,175	2.3	Average household size of owner-occupied units.....	2.74	(X)
Asian.....	7,977	2.0	Average household size of renter-occupied units ..	2.54	(X)
Native Hawaiian and Other Pacific Islander.....	1,618	0.4			
Some other race.....	43,985	11.1			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Mesa city, Arizona

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school	110,289	100.0	Total population	397,215	100.0
Nursery school, preschool	6,818	6.2	Native	352,669	88.8
Kindergarten	6,180	5.6	Born in United States	348,550	87.7
Elementary school (grades 1-8)	47,902	43.4	State of residence	131,073	33.0
High school (grades 9-12)	22,071	20.0	Different state	217,477	54.8
College or graduate school	27,318	24.8	Born outside United States	4,119	1.0
EDUCATIONAL ATTAINMENT			Foreign born	44,546	11.2
Population 25 years and over	245,104	100.0	Entered 1990 to March 2000	23,996	6.0
Less than 9th grade	13,564	5.5	Naturalized citizen	11,573	2.9
9th to 12th grade, no diploma	24,031	9.8	Not a citizen	32,973	8.3
High school graduate (includes equivalency)	62,907	25.7	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	72,714	29.7	Total (excluding born at sea)	44,546	100.0
Associate degree	18,959	7.7	Europe	4,383	9.8
Bachelor's degree	36,438	14.9	Asia	5,117	11.5
Graduate or professional degree	16,491	6.7	Africa	432	1.0
Percent high school graduate or higher	84.7	(X)	Oceania	350	0.8
Percent bachelor's degree or higher	21.6	(X)	Latin America	31,573	70.9
MARITAL STATUS			Northern America	2,691	6.0
Population 15 years and over	305,159	100.0	LANGUAGE SPOKEN AT HOME		
Never married	78,768	25.8	Population 5 years and over	364,927	100.0
Now married, except separated	169,586	55.6	English only	296,298	81.2
Separated	5,339	1.7	Language other than English	68,629	18.8
Widowed	19,174	6.3	Speak English less than "very well"	31,973	8.8
Female	15,389	5.0	Spanish	54,010	14.8
Divorced	32,292	10.6	Speak English less than "very well"	27,423	7.5
Female	18,238	6.0	Other Indo-European languages	7,217	2.0
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well"	1,825	0.5
Grandparent living in household with one or more own grandchildren under 18 years	7,165	100.0	Asian and Pacific Island languages	4,860	1.3
Grandparent responsible for grandchildren	2,875	40.1	Speak English less than "very well"	2,106	0.6
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	288,457	100.0	Total population	397,215	100.0
Civilian veterans	41,804	14.5	Total ancestries reported	419,160	105.5
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab	1,109	0.3
Population 5 to 20 years	93,592	100.0	Czech ¹	2,381	0.6
With a disability	7,238	7.7	Danish	5,297	1.3
Population 21 to 64 years	217,931	100.0	Dutch	7,461	1.9
With a disability	37,705	17.3	English	54,554	13.7
Percent employed	63.3	(X)	French (except Basque) ¹	12,842	3.2
No disability	180,226	82.7	French Canadian ¹	2,851	0.7
Percent employed	78.2	(X)	German	68,647	17.3
Population 65 years and over	50,860	100.0	Greek	1,149	0.3
With a disability	19,853	39.0	Hungarian	1,434	0.4
RESIDENCE IN 1995			Irish ¹	42,924	10.8
Population 5 years and over	364,927	100.0	Italian	17,724	4.5
Same house in 1995	146,781	40.2	Lithuanian	707	0.2
Different house in the U.S. in 1995	203,810	55.8	Norwegian	10,709	2.7
Same county	126,311	34.6	Polish	9,974	2.5
Different county	77,499	21.2	Portuguese	812	0.2
Same state	13,039	3.6	Russian	1,861	0.5
Different state	64,460	17.7	Scotch-Irish	5,735	1.4
Elsewhere in 1995	14,336	3.9	Scottish	9,469	2.4
			Slovak	428	0.1
			Subsaharan African	1,086	0.3
			Swedish	9,152	2.3
			Swiss	1,580	0.4
			Ukrainian	1,043	0.3
			United States or American	21,665	5.5
			Welsh	3,516	0.9
			West Indian (excluding Hispanic groups)	452	0.1
			Other ancestries	122,598	30.9

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Mesa city, Arizona

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	299,777	100.0	Households	146,700	100.0
In labor force	194,176	64.8	Less than \$10,000	8,758	6.0
Civilian labor force	193,847	64.7	\$10,000 to \$14,999	8,104	5.5
Employed	185,711	61.9	\$15,000 to \$24,999	19,061	13.0
Unemployed	8,136	2.7	\$25,000 to \$34,999	21,131	14.4
Percent of civilian labor force	4.2	(X)	\$35,000 to \$49,999	28,482	19.4
Armed Forces	329	0.1	\$50,000 to \$74,999	31,494	21.5
Not in labor force	105,601	35.2	\$75,000 to \$99,999	15,636	10.7
Females 16 years and over	152,877	100.0	\$100,000 to \$149,999	10,093	6.9
In labor force	86,276	56.4	\$150,000 to \$199,999	2,320	1.6
Civilian labor force	86,232	56.4	\$200,000 or more	1,621	1.1
Employed	82,376	53.9	Median household income (dollars)	42,817	(X)
Own children under 6 years	36,507	100.0	With earnings	117,003	79.8
All parents in family in labor force	20,013	54.8	Mean earnings (dollars) ¹	52,802	(X)
COMMUTING TO WORK			With Social Security income	38,546	26.3
Workers 16 years and over	182,582	100.0	Mean Social Security income (dollars) ¹	11,964	(X)
Car, truck, or van -- drove alone	137,509	75.3	With Supplemental Security Income	4,217	2.9
Car, truck, or van -- carpooled	28,665	15.7	Mean Supplemental Security Income (dollars) ¹	6,730	(X)
Public transportation (including taxicab)	2,558	1.4	With public assistance income	3,119	2.1
Walked	3,794	2.1	Mean public assistance income (dollars) ¹	2,324	(X)
Other means	4,466	2.4	With retirement income	25,728	17.5
Worked at home	5,590	3.1	Mean retirement income (dollars) ¹	15,593	(X)
Mean travel time to work (minutes) ¹	25.9	(X)	Families		
Employed civilian population				100,669	100.0
16 years and over	185,711	100.0	Less than \$10,000	3,578	3.6
OCCUPATION			\$10,000 to \$14,999	3,352	3.3
Management, professional, and related occupations	57,295	30.9	\$15,000 to \$24,999	10,653	10.6
Service occupations	26,983	14.5	\$25,000 to \$34,999	13,497	13.4
Sales and office occupations	55,926	30.1	\$35,000 to \$49,999	20,162	20.0
Farming, fishing, and forestry occupations	307	0.2	\$50,000 to \$74,999	24,520	24.4
Construction, extraction, and maintenance occupations	22,434	12.1	\$75,000 to \$99,999	12,836	12.8
Production, transportation, and material moving occupations	22,766	12.3	\$100,000 to \$149,999	8,633	8.6
INDUSTRY			\$150,000 to \$199,999	1,997	2.0
Agriculture, forestry, fishing and hunting, and mining	659	0.4	\$200,000 or more	1,441	1.4
Construction	17,942	9.7	Median family income (dollars)	49,232	(X)
Manufacturing	25,650	13.8	Per capita income (dollars) ¹	19,601	(X)
Wholesale trade	6,100	3.3	Median earnings (dollars):		
Retail trade	24,552	13.2	Male full-time, year-round workers	35,960	(X)
Transportation and warehousing, and utilities	9,033	4.9	Female full-time, year-round workers	27,005	(X)
Information	6,016	3.2			
Finance, insurance, real estate, and rental and leasing	15,854	8.5	POVERTY STATUS IN 1999		
Professional, scientific, management, administrative, and waste management services	19,503	10.5	Families	6,249	6.2
Educational, health and social services	31,155	16.8	With related children under 18 years	4,787	9.0
Arts, entertainment, recreation, accommodation and food services	14,853	8.0	With related children under 5 years	2,915	11.8
Other services (except public administration)	8,321	4.5	Families with female householder, no husband present		
Public administration	6,073	3.3	With related children under 18 years	2,503	17.4
CLASS OF WORKER			With related children under 5 years	1,243	34.3
Private wage and salary workers	155,309	83.6	Individuals		
Government workers	20,214	10.9	18 years and over	35,031	8.9
Self-employed workers in own not incorporated business	9,788	5.3	65 years and over	23,139	8.1
Unpaid family workers	400	0.2	Related children under 18 years	3,593	7.1
			Related children 5 to 17 years	11,328	10.7
			Unrelated individuals 15 years and over	7,350	9.9
				12,175	17.5

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Mesa city, Arizona

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	175,717	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	146,742	100.0
1-unit, detached	85,073	48.4	1.00 or less	135,775	92.5
1-unit, attached	10,400	5.9	1.01 to 1.50	5,738	3.9
2 units	2,058	1.2	1.51 or more	5,229	3.6
3 or 4 units	7,994	4.5			
5 to 9 units	8,767	5.0	Specified owner-occupied units	76,852	100.0
10 to 19 units	9,160	5.2	VALUE		
20 or more units	19,217	10.9	Less than \$50,000	807	1.1
Mobile home	30,984	17.6	\$50,000 to \$99,999	20,310	26.4
Boat, RV, van, etc	2,064	1.2	\$100,000 to \$149,999	35,149	45.7
			\$150,000 to \$199,999	12,154	15.8
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	5,595	7.3
1999 to March 2000	10,805	6.1	\$300,000 to \$499,999	2,357	3.1
1995 to 1998	20,599	11.7	\$500,000 to \$999,999	420	0.5
1990 to 1994	18,804	10.7	\$1,000,000 or more	60	0.1
1980 to 1989	59,644	33.9	Median (dollars)	122,100	(X)
1970 to 1979	43,618	24.8			
1960 to 1969	13,350	7.6	MORTGAGE STATUS AND SELECTED		
1940 to 1959	7,687	4.4	MONTHLY OWNER COSTS		
1939 or earlier	1,210	0.7	With a mortgage	62,152	80.9
ROOMS			Less than \$300	189	0.2
1 room	3,374	1.9	\$300 to \$499	1,642	2.1
2 rooms	15,969	9.1	\$500 to \$699	6,054	7.9
3 rooms	25,684	14.6	\$700 to \$999	20,119	26.2
4 rooms	32,832	18.7	\$1,000 to \$1,499	25,081	32.6
5 rooms	34,847	19.8	\$1,500 to \$1,999	6,413	8.3
6 rooms	26,933	15.3	\$2,000 or more	2,654	3.5
7 rooms	18,283	10.4	Median (dollars)	1,048	(X)
8 rooms	10,041	5.7	Not mortgaged	14,700	19.1
9 or more rooms	7,754	4.4	Median (dollars)	265	(X)
Median (rooms)	4.8	(X)			
Occupied housing units	146,742	100.0	SELECTED MONTHLY OWNER COSTS		
YEAR HOUSEHOLDER MOVED INTO UNIT			AS A PERCENTAGE OF HOUSEHOLD		
1999 to March 2000	43,662	29.8	INCOME IN 1999		
1995 to 1998	49,393	33.7	Less than 15.0 percent	24,836	32.3
1990 to 1994	23,467	16.0	15.0 to 19.9 percent	14,271	18.6
1980 to 1989	19,709	13.4	20.0 to 24.9 percent	11,839	15.4
1970 to 1979	7,584	5.2	25.0 to 29.9 percent	8,720	11.3
1969 or earlier	2,927	2.0	30.0 to 34.9 percent	5,541	7.2
			35.0 percent or more	11,328	14.7
VEHICLES AVAILABLE			Not computed	317	0.4
None	9,498	6.5			
1	59,472	40.5	Specified renter-occupied units	49,084	100.0
2	56,566	38.5	GROSS RENT		
3 or more	21,206	14.5	Less than \$200	768	1.6
			\$200 to \$299	697	1.4
HOUSE HEATING FUEL			\$300 to \$499	5,428	11.1
Utility gas	27,140	18.5	\$500 to \$749	24,865	50.7
Bottled, tank, or LP gas	1,544	1.1	\$750 to \$999	11,008	22.4
Electricity	117,277	79.9	\$1,000 to \$1,499	4,490	9.1
Fuel oil, kerosene, etc	91	0.1	\$1,500 or more	619	1.3
Coal or coke	-	-	No cash rent	1,209	2.5
Wood	99	0.1	Median (dollars)	669	(X)
Solar energy	40	-			
Other fuel	82	0.1	GROSS RENT AS A PERCENTAGE OF		
No fuel used	469	0.3	HOUSEHOLD INCOME IN 1999		
			Less than 15.0 percent	7,095	14.5
SELECTED CHARACTERISTICS			15.0 to 19.9 percent	7,598	15.5
Lacking complete plumbing facilities	403	0.3	20.0 to 24.9 percent	7,123	14.5
Lacking complete kitchen facilities	469	0.3	25.0 to 29.9 percent	6,022	12.3
No telephone service	2,303	1.6	30.0 to 34.9 percent	4,128	8.4
			35.0 percent or more	15,005	30.6
			Not computed	2,113	4.3

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.